

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, March 14, 2000**

Mr. Durham called the meeting to order at 7:30 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Ms. Cheri Williams; Mr. Rand Oliver; Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mrs. Mary Lou Pence, Assistant City Engineer.

Approval of Minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission Regular Meeting minutes of February 29, 2000, subject to the following addition:

On Page 8, next to last paragraph should read "Mr. Pluckebaum asked if the City's horticulturalist had looked at the hedge so that a professional opinion was received as to if the hedge would grow back."

Mr. Kostak seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

Yankee Trace, Parcel 23 (Section 25) - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Yankee Trace, Parcel 23 (Section 25), located north of Yankee Trace Drive and east of the Bethany Commons retirement community. The zoning on the 12.7757 acre parcel is R-1c, Single-Family Residential. Eighteen (18) lots are proposed for a density of 1.41 dwelling units per acre. The approved master plan allotted 23 lots on a 12.8 acre site for a density of 1.80 dwelling units per acre. The lots in this future section of Yankee Trace will range between one-half and one acre in size.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The cul-de-sac end of Street "A" shall be modified to include a reserve area in the center subject to approval by the City Planner.
2. Street "A" shall have a minimum width of 24 feet from back-to-back of curb.
3. The final design of the stormwater detention basin shall be subject to approval by the City Engineering Department.
4. All street names shall be approved by the City Planning Department.

Mr. Jim Kiefer, Yankee Trace Development, was present and stated the staff recommendations for approval were acceptable.

Mr. Kostak asked if the retention area proposed along the northern property lines of Lots 515, 516 and 517 would affect the buildable area on those lots.

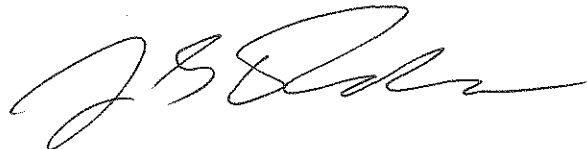
Mr. Kiefer stated the retention area will not create a lot that is not buildable as the lots in this particular section are large lots.

MOTION: Mr. Kostak moved to approve the Planning Commission Special Approval application submitted for Yankee Trace Parcel 23 (Section 25) subject to the following conditions:

1. The cul-de-sac end of Street "A" shall be modified to include a reserve area in the center subject to approval by the City Planner.
2. Street "A" shall have a minimum width of 24 feet from back-to-back of curb.
3. The final design of the stormwater detention basin shall be subject to approval by the City Engineering Department.
4. All street names shall be approved by the City Planning Department.

Mr. Oliver seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. B. [unclear]", written in a cursive style.