

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, May 9, 2000

Mr. Durham called the Work Session to order at 6:30 P.M.

Attendance: Mr. James Durham, Chairman; Mr. Rand Oliver; Mr. Jack Kindler; Mr. Richard Pluckebaum. Absent: Mr. Patrick Hansford. There are currently two (2) vacancies on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Mr. Jim Sullivan and Mr. Jim Kiefer, Great Traditions, were present to review the future expansion of the Yankee Trace Golf Community.

Mr. Feverston explained that because acreage will be added to the community, it will be necessary to amend the community lifestyle master plan. This will require public hearings before the Planning Commission and City Council.

Mr. Sullivan stated the two or three of the existing practice holes will be incorporated into the new nine-hole golf course which is to be located on approximately 100 acres of additional land east of the existing course. Parcel 12 will be revised to accommodate larger courtyard type lots in this more prestigious area surrounded by the golf course on three sides. Attached housing units are planned on the west side of Paragon Road with a price range anticipated between \$235,000 and \$275,000. The golf community will expand east of Paragon Road to be developed, in concept, with multi-family apartment units. The type of unit buildings being considered are known as "The Big House" which is constructed with 10 units per building, but appears as a large estate-type structure. Rental fees are expected to range between \$750 and \$1500 per month.

The members of Planning Commission felt that if Council was receptive to having multi-family units develop as a part of the Yankee Trace Lifestyle Community, they would work with Great Traditions to make a workable plan. They did express some concern with the massive amount of asphalt shown on the concept plan as well as the lack of a connection to Paragon Road from the existing Rose Estates neighborhood. The Planning Commission was concerned further about the increased traffic load on Paragon Road as a result of the proposed multi-family development, and particularly, the "Big House" concept. Paragon Road should be improved as a result of this development.

There being no further discussion, the work session was adjourned.

A handwritten signature in black ink, appearing to read "J. H. Oliver", is written below the text. The signature is fluid and cursive, with a horizontal line extending to the right.