

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, July 11, 2000**

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

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. James Briggs; Mr. Joseph Weingarten. Absent: Mr. Richard Pluckebaum; Mr. Rand Oliver; Mr. Jack Kindler. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

MOTION: Mr. Weingarten moved to excuse Mr. Oliver, Mr. Kindler and Mr. Pluckebaum from the meeting as each gave prior notice to staff of their absence. Mr. Hansford seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of June 13, 2000, changing the title from Regular Meeting to Work Session. Mr. Weingarten seconded the motion. The motion was approved 3-0-1 with Mr. Hansford abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of June 13, 2000, Regular Meeting, as written. Mr. Weingarten seconded the motion. The motion was approved 3-0-1 with Mr. Hansford abstaining.

**PUBLIC HEARINGS**

City of Centerville - Rezoning from WT-A to R-1c

Mr. Feverston reviewed the City initiated rezoning application requesting a zoning change from Washington Township Agriculture to Centerville R-1c, Single-Family Residential. This property, when annexed to the City in November of 1995, retained Township zoning and is now being reclassified to reflect a classification which is compatible with surrounding zoning and development. The intent is to develop this vacant 43.03 acre parcel as a part of the Community Lifestyle Master Plan for the Yankee Trace Golf Community. Surrounding land uses include single-family and undeveloped land to the north and south; single-family and agricultural land to the east; and the Yankee Trace Golf Community to the west.

Staff recommended approval of the rezoning application based on the following analysis:

1. The rezoning of these parcels to R-1c, Single-Family Residential, is consistent with the City's Comprehensive Plan.

2. This land will be incorporated into the Yankee Trace Golf Community. An application to amend the Lifestyle Community Master Plan has been filed to include these parcels. The development of this property will expand the golf course and housing on this land. The proposed housing is a combination of attached and detached homes. The golf and housing are to be developed in accordance to the original Lifestyle Master Plan approved by the City.
3. Surrounding properties have developed or are developing as single-family residential. There are also agricultural lands in this area.

Mr. Durham opened the public hearing.

Ms. Shirley Osswald, 10289 Paragon Road, asked what road improvements to Paragon Road were being considered.

Mr. Feverston stated only a small portion of the roadway is actually located in the City. It is envisioned, however, to remain a residential street and no more than three (3) lanes in width.

There being no other speakers, Mr. Durham closed the public hearing.

The members of Planning Commission felt the zoning designation was appropriate as recommended by staff.

MOTION: Mr. Hansford moved to recommend approval of the R-1c, Single-Family Residential, classification from Washington Township Agriculture for the 43.043 acres of property located on several parcels on the east and west sides of Paragon Road north of Social Row Road to Council. Mr. Weingarten seconded the motion. The motion was approved unanimously 4-0.

#### City of Centerville - Rezoning from WT-A to R-1a

Mr. Feverston reviewed the City initiated rezoning application requesting a zoning change from Washington Township Agriculture to Centerville R-1a, Single-Family Residential. This property, when annexed to the City in November of 1995, retained Township zoning and is now being reclassified to reflect a classification which is compatible with surrounding zoning and development. The existing land use is large lot single-family residential and it is staff's feeling the R-1a zoning classification requiring a minimum lot size of 40,000 square feet is appropriate to maintain the integrity of large lot development in the surrounding area. The surrounding land uses include single-family and undeveloped land to the north and south; single-family and agricultural land to the east; and, the Yankee Trace Golf Community to the west.

Staff recommended approval of the rezoning application based on the following analysis:

1. The rezoning of these parcels to R-1a, Single-Family Residential, is consistent with the City's Comprehensive Plan
2. The proposed zoning allows the properties to be maintained as large-lot, single-family residences.
3. Surrounding properties have developed or are developing as single-family residential. There area also agricultural lands in this area.

Mr. Durham opened the public hearing. There being no speakers, Mr. Durham closed the public hearing.

Mr. Durham asked why these lots are proposed to be larger lots when they abut a R-1c zoning classification in the Yankee Trace development.

Mr. Feverston stated staff felt the R-1a zone provides an appropriate transition to the existing single-family homes to the north and east which are also developed as large lots. This is the same type of situation that exists along Alex-Bell Road where the large lots are adjacent to the Pelbrook Farm and Black Oak subdivisions which are also zoned R-1c. He stated the intent was to preserve some of the pockets of large lot development which was a trend known in the Centerville-Washington Township area some years ago.

Mr. Durham stated he did not feel the property owners of the land in question should be held to a higher standard than the adjoining land owners. He stated the R-1c zoning classification would be a better transition to the small lots in Yankee Trace where the villas are located. These three owners could combine their properties and develop a small subdivision much like some of the smaller subdivisions along Centerville Station Road.

The other members of Planning Commission agreed that the 10.481 acres should be rezoned to R-1c rather than R-1a as recommended by staff.

MOTION: Mr. Hansford moved to recommend the 10.481 acres of land located on the west side of Paragon Road north of Social Row Road be rezoned to R-1c, Single-Family Residential, rather than R-1a, Single-Family Residential, to Council. Mr. Weingarten seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESSYankee Trace, Section 24 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 24, which is located as an extension of Olde Haley Drive west of Yankee Street. The zoning on the property is R-1c, Single-Family Residential. Thirty-two (32) single-family lots are proposed on the 14.123 acre parcel of land. Holes Creek runs to the south of this section and remain in its natural state with the exception of a bridge crossing. Units on the north side of Olde Haley Drive will develop with the neo-traditional style homes (Ryan product) and the south side will develop with a traditional style home with driveway access located in the front yard.

Mr. Feverston stated the Park District has indicated their intent to purchase Lots 491, 492 and R-BK from the developer and combine the acreage with existing Fence Row Park.

Staff recommended approval of the Record Plan subject to the following conditions:

1. The final design of all "skin improvements" (decorative walls, mounding, street lights, and picket fencing) shall be subject to approval by the Planning Department.
2. The curve in the access drive situated in the southwestern portion of the site shall be flared to a width of 20 feet at the apex of the curve subject to approval by the City Engineering Department.
3. All side yard building setback shall be in accordance with the approved Residential Cluster Development Plan.
4. Should Lots 491, 492 and R-BK be transferred to the Centerville-Washington Park District, the Record Plat shall be modified to show a park lot and the final configuration shall be subject to approval by the City Planner.
5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. The final landscaping plan for Reserve R-BM shall be subject to approval by the City Planning Department.
7. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual platted lots.

Mr. Jim Kiefer, representing Great Traditions, was present for the review of the Record Plan.

Mr. Weingarten asked why Cobblewood Court stubs to the north, however, no corner lots are platted at Olde Haley Drive.

Mr. Hoffman stated the utility lines necessary for these lots along Cobblewood Court will not be constructed with this section.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Yankee Trace, Sec. 24, to Council subject to the following conditions:

1. The final design of all "skin improvements" (decorative walls, mounding, street lights, and picket fencing) shall be subject to approval by the Planning Department.
2. The curve in the access drive situated in the southwestern portion of the site shall be flared to a width of 20 feet at the apex of the curve subject to approval by the City Engineering Department. This is the drive access at the end of Olde Haley Drive.
3. All side yard building setback shall be in accordance with the approved Residential Cluster Development Plan.
4. Should Lots 491, 492 and R-BK be transferred to the Centerville-Washington Park District, the Record Plat shall be modified to show a park lot and the final configuration shall be subject to approval by the City Planner or the drive access for Lots 491, 492 and R-BK shall be approved by the City Engineering Department.
5. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
6. The final landscaping plan for Reserve R-BM shall be subject to approval by the City Planning Department.
7. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer. The private drives within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual platted lots.

Mr. Weingarten seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be 'J. B. ...', is written at the bottom of the page.

