

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**Tuesday, September 12, 2000**

Mr. Durham called the meeting to order at 8:35 P.M.

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

Yankee Trace Master Plan - Concept Review

Mr. Jim Sullivan, Mr. Jim Kiefer and Mr. Doug Herold of Great Traditions presented their revised Master Plan and Illustrative Plan for the Yankee Trace Golf Community.

Mr. Sullivan stated the five (5) key modifications made to the Yankee Trace Community Lifestyle Plan are as follows:

1. Elimination of "Big House" Rental Housing, Parcel 31, east of Paragon Road. A drastic 57% reduction in the number of units offered in Parcel 31 from 265 apartment units to 113 for-sale condo units. Reduction in density from 9.8 DUA to 4.9 DUA.
2. Reconfiguration of Parcel 29, Wetlands Parcel, from 28 Golf Villa Lots to 16 Club Home Lots.
3. Submission of Parcels 28 and 31 at a SFA/SFD density not to exceed 4.9 DUA. The planned product on either one or both of these parcels would be SFA 85 condominium units similar to the Erpenbeck Company ranch-style condos offered in the Fairways at Wetherington. The maximum number of units in a single building would be 5.
4. Elimination of 7.1 gross acres of Sheehan Road Parcels from submission resulting 26% of the units being attached housing.
5. Shawnee Commons area would convert to a private open space with landscaping and mounding as buffer.

At the time the 7.1 acres of the Sheehan property is annexed to the City, it will be added back to the Lifestyle Community and be developed with 132 attached units which will result in 27% of the units being attached housing.

Mr. Pluckebaum indicated he still was concerned with attached housing on Parcel 28.

Mr. Oliver stated he appreciated the change in Parcel 31 to for-sale condominium units as well as the reduction in the number of units which results in a substantially lower traffic volume. He stated the significant issues have been resolved and would have no problem supporting the revised plan.

Mr. Kindler stated that with the elimination of the Big House housing, the character of Yankee Trace would be maintained as to what has been established.

Mr. Weingarten stated that the changes in the proposal essentially have a good chance of being supported by the residents of Yankee Trace.

Mr. Hansford felt the illustrative plan will help people visualize how the land will develop.

Mr. Durham stated that the new concept basically addresses all concerns of the Planning Commission. He stated he would like to see some villa units on the east side of Paragon Road, however, he understood that would not be the case.

Mr. Oliver stated a new entrance along Paragon Road will give Yankee Trace a new look, which if is done as well as the rest of the development, should be quite successful.

In other business, the Planning Commission reviewed the architectural design guidelines and exterior finish materials for commercial buildings.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be 'J. B. ...', is centered on the page below the text.