

CENTERVILLE PLANNING COMMISSION
Work Session
Tuesday, May 25, 1999

Mr. Kostak called the meeting to order at 7:00 P.M.

Attendance : Mr. Jack Kostak, Vice-Chairman; Mr. Patrick Hansford; Mr. Richard Pluckebaum; Ms. Cheri Williams; Mr. Richard Tompkins; Mr. Rand Oliver. Absent: Mr. James Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Mr. Jim Kiefer, Great Traditions, Mr. Brian Moyer and Mr. Mark D'Urso of Ryan Homes, were present to discuss a new product type for development in Sections 21 and 22 of Yankee Trace.

Mr. Moyer stated that the narrow lots proposed west of Yankee Street and south of Silverlake Drive are conducive to neo-traditional style homes new to this area. This product would appeal to three market types of homeowners—empty nesters, single professionals and single-again persons. This particular project is proposed to be constructed with alleys to allow access to the attached garage spaces located at the rear of each property. Lighting fixtures will be installed in the alleys to provide a sense of security. Three (3) models will be constructed as an introduction to their product with access from Haley Drive.

The Work Session was adjourned for the Regular Meeting and reconvened at 8:30 P.M.

Mr. Oliver stated that states have constructed home of this type with the rear entry garage spaces along an alley. His concern was that the alleys should be constructed to City standards since they will be accessed for trash and snow removal. Should the alleys be constructed with center drains, it would create a maintenance problem.

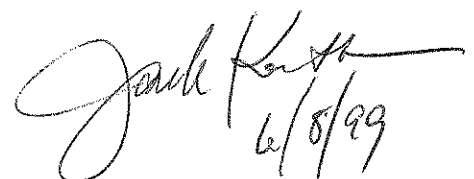
Mr. Hansford suggested perhaps a single slope could be used to alleviate maintenance problems.

Mr. Feverston stated that the picket fences proposed on these lots would have to receive approval of an amendment to the design review by City Council. Perimeter fences have not been permitted in Yankee Trace, however, the picket fences proposed are an important architectural element to this particular project.

There was discussion as to the use of asphalt versus concrete for the street/alley construction. Mr. Hoffman stated that both materials were acceptable since performance depends on the quality of the base.

It was suggested by Planning Commission that possibly a 20 foot green space be provided to divide the long streets by shifting the building areas to each end. If done in this fashion, no lots would be eliminated.

There being no further discussion, the meeting was adjourned.


6/8/99