

**CENTERVILLE PLANNING COMMISSION**  
**Work Session**  
**Tuesday, June 8, 1999**

Mr. Kostak called the meeting to order at 6:30 P.M.

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

Yankee Trace, Sections 21 and 22

Mr. Mark D'Urso and Mr. Brian Moyer, Ryan Homes, were present to review the proposed neo-traditional concept for development in area of Yankee Trace south of Silverlake Drive and west of Yankee Street. Mr. D'Urso explained the location of the different styles of homes will be pre-determined so that no one design will be placed next to each other. There will be no more than two identical designs per focus group. Colors have also been pre-determined so that the homes blend well together. A homeowners association will be established to create the project in one uniform manner and maintain the character of the neighborhood as originally intended. Coach lights and addresses will be placed on the garages to provide identity and security. Front porches will be constructed on each dwelling unit to be used as the spirit of the product intends.

Mr. Pluckebaum was concerned the neo-traditional style might not be well-received in this community.

Mr. D'Urso stated the demographics support this type of project. He stated this product is new to this area, however, it has done very well in other parts of the country. He stated Ryan Homes would not be willing to invest in this project if they did not feel it would be successful.

Ms. Williams pointed out that most of the Planning Commission's concerns were drainage and alley widths.

Mr. Kostak asked if there were additional staff concerns.

Mr. Hoffman stated that the depth of the driveway aprons would have to be established.

Mr. D'Urso indicated whatever the City determines appropriate would be constructed.

Mr. Bob Feldmann, Centerville-Washington Park District, stated they adopted a Master Plan for Park locations and development in 1978. He stated the Park District purchased the 1.5 acre parcel abutting the proposed project with the intent to develop, with additional parkland, this area as a neighborhood park. Mr. Feldmann stated this Master Plan was and has been shared with all governmental bodies since that time and, therefore, adjoining land should be deeded to the Park District to establish that neighborhood park.

Mr. Kostak stated the developer's responsibility to dedicate parkland has been satisfied prior to this project, however, the Planning Commission would encourage the developer to work with the Park District to satisfy the goals in their Master Plan.

Mr. Jim Kiefer, Great Traditions, stated that the City is requiring a walk path to be constructed around the entire irrigation lake. Two bridges will have to be constructed should a path be required and this would result in a costly project.

Mr. Oliver suggested the walk around the irrigation lake be constructed utilizing the spillway rather than a bridge to absorb some of the cost.

There being no further discussion, the Work Session was adjourned.

A handwritten signature in cursive script, appearing to read "J. G. Oliver", is centered on the page below the text.