

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, September 14, 1999

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

Attendance : Mr. James Durham; Mr. Patrick Hansford; Mr. Rand Oliver; Ms. Cheri Williams; Mr. Richard Tompkins. Absent: Mr. Jack Kostak; Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Motion to Excuse:

MOTION: Mr. Oliver moved to excuse Mr. Kostak and Mr. Pluckebaum from the meeting as each gave prior notice to staff. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

UNFINISHED BUSINESS

Goddard School - Review of Concept Plan

Mr. Scot Stone and Ms. Dara Sharp presented a Concept Plan incorporating the changes to the site plan and architectural revisions to the building as a result of a previous Work Session with the Planning Commission. They requested their project be scheduled for review at the October 12, 1999, Regular Meeting. Mr. Feverston indicated that revised plans must be submitted no later than September 28th to provide ample time for staff to review them.

APD Ordinance Amendment - Review of Modifications

Mr. Feverston presented the modifications Planning Commission directed staff to make prior to forwarding the legislation to City Council. The members agreed the revisions were as suggested and directed the Ordinance be forwarded to City Council.

NEW BUSINESS

Yankee Trace, Sec. 22 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 22, to be located as an extension of Heritage Lake Drive on the west side of Yankee Street. Twenty-seven (27) single-family lots are proposed on the 13.159 acre parcel zoned R-1c, Single-Family Residential.

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

1. The record plat or the declaration of covenants for this plat shall be modified to show the minimum side yard building setback of 5 feet and a minimum separation of 20 feet between buildings that was approved by the Planning Commission subject to approval by the City Attorney.

2. The remnant parcels situated north of Heritage Lake Drive and west of the irrigation lake shall be incorporated into this record plan as a reserve area subject to approval by the City Planner. A covenant shall be placed on the record plan that grants the City of Centerville the right of access through this reserve area for the purpose of maintaining the main irrigation lake subject to approval by the City Attorney.
3. The private drainage easements shown on the record plan shall be either eliminated from the plat or re-labeled as grading limits and 100 year flood boundary.
4. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
5. An intersection sight distance easement shall be shown on Lot No. 433 subject to approval by the City Engineering Department.
6. The hiker/biker path shall be constructed as a part of this section to connect to the existing path in Section 3 to the path to be constructed as a part of Section 21 subject to approval by the City Engineering Department.
7. Street "A" on the record plan shall be renamed subject to approval by the City Planner.
8. 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.

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

The members of Planning Commission were concerned with the private drainage easement specifically labeled on the plan having not recalled this wording on plans previously reviewed. The layout of the easement appears to make the lots unbuildable.

Mr. Kiefer stated the private drainage easement is labeled to make property owners aware of the buildable areas on the site. He stated the dashed line on the plan indicates the 100 year storm boundary to restrict specific building elevations.

Mr. Hoffman stated the FEMA boundary stops at the irrigation pond and the City is requiring calculations for a 100 year storm event. The project engineers are still reviewing at how far they can build into that area.

Mr. Durham was concerned with what possible liability the City could encounter if construction is permitted in these areas.

Mr. Hoffman stated these types of easements are typically not shown on record plan--only on construction drawings.

Mr. Farquhar stated a reference could be placed on the record plan to list the restrictions of building limits. He stated a condition could be placed on the approval of the record plan subject to solving this legal issue.

MOTION: Mr. Hansford moved to recommend the Record Plan for Yankee Trace, Sec. 22, be approved subject to the following conditions:

1. The record plat or the declaration of covenants for this plat shall be modified to show the minimum side yard building setback of 5 feet and a minimum separation of 20 feet between buildings that was approved by the Planning Commission subject to approval by the City Attorney.
2. The remnant parcels situated north of Heritage Lake Drive and west of the irrigation lake shall be incorporated into this record plan as a reserve area subject to approval by the City Planner. A covenant shall be placed on the record plan that grants the City of Centerville the right of access through this reserve area for the purpose of maintaining the main irrigation lake subject to approval by the City Attorney.
3. The private drainage easements shown on the record plan shall be re-labeled to depict the grading limits and 100 year flood boundary subject to approval by the City Engineer and City Attorney.
4. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
5. An intersection sight distance easement shall be shown on Lot No. 433 subject to approval by the City Engineering Department.
6. The hiker/biker path shall be constructed as a part of this section to connect to the existing path in Section 3 to the path to be constructed as a part of Section 21 subject to approval by the City Engineering Department.
7. Street "A" on the record plan shall be renamed subject to approval by the City Planner.
8. 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.

Mr. Oliver seconded the motion. The motion was approved unanimously 5-0.

Review of Possible Changes to the Zoning Ordinance

As directed by the Planning Commission, Mr. Feverston reviewed some possible changes to the Zoning Ordinance concerning issues that have become the subject of variance applications.

Staff proposed the maximum ground floor area for O-S and B-1 zoning district be restricted by the size of the lot in question. Lots less than 75,000 square feet would be limited to a building not to exceed 10% of the lot size. Lots greater than 75,000 square feet would be limited to a structure not to exceed 7,500 square feet in building area.

Lots in the APD zoning district be restricted to lots 10,000 square feet or less not exceed 1,500 square feet in building area; lots 10,000 to 50,000 square feet be limited to a building not to exceed 15% of the lot size; and lots 50,000 square feet be limited to a building not to exceed 7,500 square feet.

Planning Commission members felt this proposal is the proper direction the ordinance should take, stating the standards should be created to be a "mini box" ordinance.

The changes to subdivision identification signage included the location of such signage to be placed in reserve areas/common land owned by the Homeowners Association at the entrance to a neighborhood along thoroughfare streets only. One (1) single sign face would be permitted at the entrance shall be incorporated into a wall-type structure to be worked into a landscape package.

Planning Commission suggested diagrams be placed in the ordinance as an example of what is appropriate.

Ryan Homes

Ryan Homes requested the Planning Commission consider a reconfiguration of the side yard setback of lots in Section 21. The current setbacks allow a zero lot line on one side and 10 feet on the opposite side. Ryan Homes is requesting these setbacks be modified to 5 feet on each side and align the garage spaces back-to-back in the rear yard to create a common courtyard between the two homes.

Planning Commission members unanimously agreed that a reconfiguration would jeopardize the original intent of the subdivision and they would not support it.

There being no further business, the meeting was adjourned.

