

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, February 24, 1998**

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

Attendance: Mr. Scot Stone, Chairman; Mr. James Durham; Mr. Arthur Foland; Mr. Patrick Hansford; Mr. Jack Kostak; Mr. Richard Tompkins. Absent: Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

MOTION: Mr. Durham moved to excuse Mr. Pluckebaum from the meeting as he gave prior notice. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Approval of the minutes of February 10, 1988, Regular Meeting:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of the February 10, 1998, Regular Meeting, as written. Mr. Tompkins seconded the motion. The motion was approved 4-0-2 with Mr. Durham and Mr. Kostak abstaining.

Approval of the minutes of February 10, 1988, Work Session:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of February 10, 1998, Work Session, as written. Mr. Hansford seconded the motion. The motion was approved 4-0-2 with Mr. Durham and Mr. Kostak abstaining.

COMMUNICATIONS

Mr. Feverston stated that three public hearings have been set for the next Regular Meeting: the Lifestyle Community Ordinance, a Rezoning Request filed by the City of Centerville for Joseph and Mary DeSaro, and the Fee Revision Ordinance.

UNFINISHED BUSINESS

Routsong Funeral Home - Variance/Planning Commission Special Approval

Mr. Feverston stated that the applicant and the Planning Commission met in a Work Session on February 10 to review the revised proposal. The applicant wishes to keep the application on the table at this time.

NEW BUSINESS

Yankee Trace, Section 15 - Planning Commission Special Approval/Record Plan

Mr. Feverston reviewed the Planning Commission Special Approval and a Record Plan for Yankee Trace, Section 15. The Planning Commission Special Approval is for a Residential

Cluster Development. Five lots are proposed on the 2.77 acre parcel, located on Yankee Trace Drive. Staff recommended approval of the Residential Cluster Plan subject to the following conditions:

1. The minimum front yard building setback shall be 35 feet.
2. Reserve area R-AJ shall be eliminated and this land combined with lot number 269.
3. The north side yard setback on lot 269 shall remain in the same location, measured 55 feet from the south lot line as shown on the building setback plan.

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

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. A covenant shall be placed on the record plan that grants the City of Centerville the right to establish a public right-of-way through reserve area R-AK that provides vehicular access to Yankee Trace Drive from adjoining lands situated east of reserve area R-AK. The language of this covenant shall be subject to approval by the City Attorney.
3. If reserve area R-AJ is eliminated from the record plat and combined with lot 269, a landscape easement shall be established on lot 269 having the same configuration as reserve area R-AJ.
4. A final grading plan shall be subject to approval by the City Engineer.
5. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.
6. 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, Project Engineer for Great Traditions was in attendance. He stated that the decisions regarding the reserve areas need to be clearly communicated to the homeowners association.

Mr. Farquhar stated that a performance bond is not necessary because the project will be funded by special assessment financing. A guarantee shall be included in the subdivider's agreement. However, the City should reserve a right to a performance bond should it be necessary.

Mr. Durham stated that requiring a standard side yard setback on lot 269 is preferable to requiring a landscape easement.

Mr. Kiefer stated that eliminating reserve area R-AJ and replacing the area with a wider lot 269 provides flexibility for building a wider home.

Mr. Hansford asked if the south setback on lot 273 is from the golf course property.

Mr. Feverston stated that the setback is from the golf course property.

MOTION: Mr. Durham moved to approve the Planning Commission Special Approval for the Yankee Trace, Section 15, Residential Cluster Development subject to the following conditions:

1. The minimum front yard building setback shall be 35 feet.
2. Reserve area R-AJ shall be eliminated and this land combined with lot number 269.
3. The building setbacks for lot 269 shall be the same as the respective setbacks for the other lots.

Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

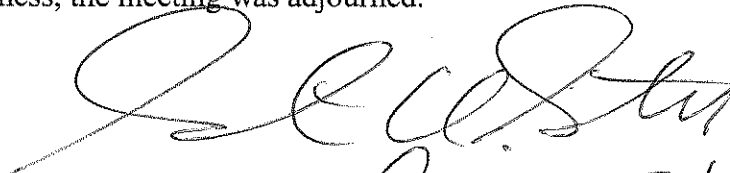
MOTION: Mr. Durham moved to approve the Record Plan for Yankee Trace, Section 15, subject to the following conditions:

1. The minimum building setback shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. A covenant shall be placed on the record plan that grants the City of Centerville the right to establish a public right-of-way through reserve area R-AK that provides vehicular access to Yankee Trace Drive from adjoining lands situated east of reserve area R-AK. The language of this covenant shall be subject to approval by the City Attorney.
3. Reserve area R-AJ shall be eliminated from the record plat and combined with lot 269. The building setbacks for lot 269 shall be the same as the respective setbacks for the other lots.
4. A final grading plan shall be subject to approval by the City Engineer.
5. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.

6. In lieu of completion of the required improvements prior to the recording of the plat, a subdivider's agreement shall be entered into with the City by the developer and a performance bond shall be posted with the City if required.

Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

  
Belmont 3/10/98