

**CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, May 12, 1998**

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

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Richard Tompkins; Mr. Richard Pluckebaum. Absent: Mr. Arthur Foland; Mr. Patrick Hansford. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

The members voted to appoint Mr. Kostak as Vice-Chairman of the Planning Commission.

Mr. Feverston stated that upcoming City initiated rezonings include the Karras property located on the southwest corner of Alex-Bell Road and Wilmington Pike; the Yankee Development property located west of Washington Church Road and west of Yankee Trace, Section 3; a small portion of land along I-675 which still has a Kettering classification; and, the Nearing property along Clys Road which is potential entrance to the Westpark industrial development.

Mr. Feverston stated that Bill Serr, representing Bethany Lutheran Village, has requested a work session with Planning Commission to present their concept plan for Yankee Trace.

Forest Walk - Concept Plan

Mr. Charlie Simms, Mr. Jim Debrowski, Ms. Judy Weller and Mr. Ed Freytag were present for the review of the concept plan.

The Planning Commission reviewed the concept plan for Forest Walk maintaining 4 acres for the existing house on the site. The front yard setback has been reduced from 40 feet to 30 feet in order to add that 10 feet to the rear yards.

Mr. Durham stated there are 3 corner lots that have no rear yards to which he objected.

The Planning Commission stated that the houses would be tighter than the original plan.

Mr. Simms stated that to preserve the trees and vegetation on the site, the entrance street could not be shifted to allow more space for those lots.

Mr. Durham suggested that should the reserve areas be placed along Forest Walk Drive, the lots would no longer be considered corner lots as well as provide an improvement to the open area of the project.

Planning Commission agreed that if the reserve areas were added near the entrance and all lots had a rear yard, they would support the plan.

There being no further the business, the meeting was adjourned to the Regular Meeting.

