

CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, May 26, 1998

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

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

Mr. Rand Oliver, unofficial member of the Planning Commission.

Mr. Bill Serr, Bethany Lutheran Village, and Mr. Ed Rogerson, Oakleaf Homes, were present to review their concept of a development to possibly develop as part of the Yankee Trace project. The property is located north of Yankee Trace Drive at Yankee Street and is proposed to have 180 attached and detached units. The size of the units will vary between 1200 and 1750 square feet.

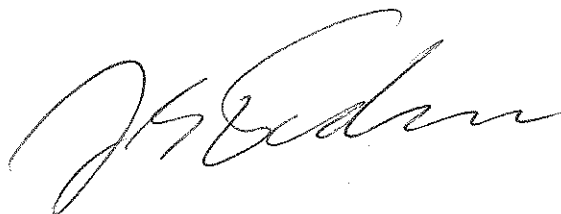
Mr. Serr stated that although this project would provide independent living, all services of Bethany Lutheran would be available to those residents. Open space would be used in this project to provide an overall campus setting as used in the project along SR 48. The lots will be developed with sensitivity to the market demand as far as the types and mix of units. Although there was some thought that the project should provide access to Yankee Trace Drive, existing homeowners in Yankee Trace prefer no vehicular connection be made between the two communities. Access will be provided from Yankee Street with some sort of emergency access provided from Yankee Trace Drive. The streets in the project are proposed to be private streets.

Mr. Feverston and Mr. Horn felt that access should be provided from Yankee Trace Drive as well, to maintain the Yankee Trace community as a whole and provide better traffic circulation.

The Planning Commission members had mixed reaction concerning if access should be provided from Yankee Trace Drive.

Mr. Serr stated that as they continue to develop their concept, they would keep the City advised.

There be no further discussion, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "J. Serr", is written in dark ink at the bottom of the page.