

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 27, 1998

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

Attendance: Mr. Jack Kostak, Vice-Chairman; Mr. Patrick Hansford; Mr. Richard Tompkins; Mr. Rand Oliver; Mr. Douglas Cline. Absent: Mr. James Durham; Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Excuse Absent Members:

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

Approval of minutes:

MOTION: Mr. Tompkins moved to approve the Planning Commission Regular Meeting minutes of September 29, 1998, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Feverston stated that revisions of the Zoning Ordinance were provided in each members information packet.

Mr. Feverston reminded members interested in attending the Miami Valley Planning and Zoning Workshop to be held in December to notify staff so registrations can be made.

NEW BUSINESS

Bethany Lutheran Village - Minor Amendment

Mr. Feverston reviewed the application from Bethany Lutheran Village, 6451 Far Hills Avenue, requesting a Minor Amendment to their approved Master Plan for additional parking. The proposed parking area will provide 109 spaces for employee parking located southwest of the tower building. An additional 12 spaces will be constructed at a later date.

Staff recommended approval of the Minor Amendment as requested.

Mr. Tom McCrate, project engineer, and Mr. Joe Belonic, Bethany Lutheran Village, were present for the review of the application.

Mr. Belonic indicated that the additional parking is required due to an increase in the number of employees at the facility.

MOTION: Mr. Hansford moved to approve the Minor Amendment for Bethany Lutheran Village, 6451 Far Hills Avenue, as requested. Mr. Cline seconded the motion. The motion was approved unanimously 5-0.

Yankee Trace, Sec. 17A - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 17A, located southeast of Charter Place and east of the #4 Fairway. Nineteen (19) lots are proposed on the 8.41 acre parcel zoned R-1c, Single-Family Residential. This section is a continuation of Yankee Trace Drive and provides a single cul-de-sac to the west.

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

1. A covenant shall be placed on the record plan that limits vehicular access for Lots 296 and 304 to Bentgrass Lane only.
2. A final grading plan shall be subject to approval by the City Engineer.
3. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.
4. 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. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual platted lots.

Mr. Jim Kiefer, Great Traditions, was present for the review of the Record Plan. He stated that they hoped to have the streets paved before the asphalt companies closed for the season.

Mr. Tompkins asked if this section would be the same product as Dunnington-Kepfer has offered in Greystone Villas.

Mr. Kiefer stated they would be the same, but marketed as Wedgestone Villas.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Yankee Trace, Sec. 17A, to Council, subject to the following conditions:

1. A covenant shall be placed on the record plan that limits vehicular access for Lots 296 and 304 to Bentgrass Lane only.
2. A final grading plan shall be subject to approval by the City Engineer.
3. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.
4. 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. The private drive within this plat shall be required to be part of the performance bond and subdivider's agreement because of the frontage and direct access it provides to individual platted lots.

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

There being no further business, the meeting was adjourned.

A handwritten signature in dark ink, appearing to be 'J. S. Oliver', is written in a cursive style across the lower middle of the page.

