

CENTERVILLE PLANNING COMMISSION

REGULAR MEETING

Tuesday, November 10, 1998

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

Attendance: Mr. James Durham, Chairman; Mr. Patrick Hansford; Mr. Richard Tompkins; Mr. Rand Oliver; Mr. Richard Pluckebaum. Absent: Mr. Jack Kostak; Mr. Douglas Cline. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Excuse Absent Members:

MOTION: Mr. Hansford moved to excuse Mr. Kostak and Mr. Cline 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. Hansford moved to approve the Planning Commission Regular Meeting minutes of October 27, 1998, as written. Mr. Tompkins seconded the motion. The motion was approved 3-0-2 with Mr. Durham and Mr. Pluckebaum abstaining.

COMMUNICATIONS

Mr. Feverston stated that Ms. Julie Dirksen, WSU graduate student, had been hired as an intern in the Planning Department.

Registrations have been submitted for all members requesting such for the Miami Valley Planning and Zoning Workshop to be held in December.

NEW BUSINESS

Yankee Trace, Sec. 17B - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 17B, located as an extension of Yankee Trace Drive southeast of Charter Place and east of the #4 Fairway. The 6.395 acre parcel will provide 20 lots and is zoned R-1c, Single-Family Residential. He stated that the reserve areas in this section will provide areas to view the golf course as well as provide a visual break in the row of houses along this portion of Yankee Trace Drive. The cul-de-sac to be constructed in this section will be 24 feet in width.

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 311 and 324 to Wedgestone Court 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. Durham asked what purpose the reserve areas serve.

Mr. Jim Kiefer, Great Traditions, stated that the reserve areas will be consistent with all reserve areas throughout Yankee Trace in terms of maintenance and landscaping. Further, he stated that it is easier to gain access to these areas if they are reserve areas rather than easements. The storm sewers have been extended through the reserve areas to the east, therefore, providing better stormwater runoff to surrounding properties.

Mr. Pluckebaum stated that the Planning Commission members felt the reserve areas would provide a view to the golf course as well as break up the row of 60 foot wide lots in that area along Yankee Trace Drive.

Mr. Hansford stated that the developer has responded to the desires of the Planning Commission in terms of designing these reserve areas.

Mr. Durham stated that Lot #324 does not have a rear yard line shown on the plan and suggested that the rear yard line be extended in some fashion to designate it, but accommodate a desirable building pad location.

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

1. A covenant shall be placed on the record plan that limits vehicular access for Lots 311 and 324 to Wedgestone Court 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.
5. The rear yard setback for Lot #324 shall be approved by the City Planner.

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

Mrs. Barbara Huff, Paragon Road, stated that she was interested in seeing a drainage plan and how it will impact her property to the east. She stated that she was also concerning with the existing fence which is located in part on her property and in part on Yankee Trace property. Should the fence be removed in part for development, she requested that the City replace it. Mrs. Huff stated that the proposed development is not compatible with surrounding properties and requested the City require extensive screening and buffering along the east property line.

Mr. Kiefer stated that the building setbacks are 40 feet which is greater than the minimum standard. He indicated there are no plans to remove the existing fence at this time.

Mr. Durham stated that the City could not require any type of screening from one single-family residential use to another.

There being no further business, the meeting was adjourned.



