

CENTERVILLE PLANNING COMMISSION
WORK SESSION MEETING
Tuesday, November 10, 1998

Mr. Durham called the meeting to order at 8:15 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.

Yankee Trace - Master Plan

Mr. Feverston reviewed the proposed Master Plan for Yankee Trace stating that the original plan was approved in 1994; however, with the addition of approximately 100 acres to the project site, a new plan must be approved to incorporate this area into the overall master plan. The additional acreage is located primarily to the northwest corner of the golf course site.

This is the first project to apply as a lifestyle community and be subject to the standards in the Lifestyle Community Ordinance. The entrance signs, gas lights and hiker/biker trails were part of the original approval. The northwest corner of the golf community which was not original acreage, and is the subject of the Master Plan change. The concept plan indicates that some attached units will be constructed in the northwest section along with some detached units. The attached units cannot exceed 6 dwelling units per acre, although the concept proposes 5.4 dwelling units per acre.

Mr. Feverston stated that the developer has indicated this site would be developed as a retirement-type community under the same management as Bethany Lutheran Village. This community would have access from Yankee Street, however, staff feels that the a second access point should be provided to Yankee Trace Drive to connect the two communities.

Mr. Jim Kiefer and Mr. Jim Sullivan, Great Traditions, were present for the discussion of the Master Plan.

Mr. Kiefer stated that the original plan contracted a maximum number of units to be constructed. With the additional acreage, the new Master Plan will determine a amended number.

Mr. Oliver asked if the two communities would share the same Homeowners Association.

Mr. Kiefer stated that they would not share the same association.

Mr. Oliver stated that as the concept plan indicates, development of the northwest section will abut the backyards of the units to the existing Yankee Trace community and, therefore, not create a unified community.

Mr. Durham stated that in looking at the lots proposed south of Silverlake Drive, he was concerned with the narrow 50 foot lot widths.

Mr. Kiefer stated that with existing characteristics in that area such flood plain, sanitary sewer lines, etc., the narrow lots were more flexible.

Discussion continued as to what type of units would be necessary for the project. Planning Commission suggested the developer propose the number of attached units desired and should that number need to be decreased, it most likely would not be a problem.

Mr. Oliver stated that consideration should be given to placing attached housing in Parcel 12 in view of the clubhouse as this has been successful in many golf communities.

To make the plan more accessible for residents of Yankee Trace, the proposed plans are to be placed in the Sales Center prior the public hearing scheduled for November 24, 1998.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a member of the Planning Commission, is written in the lower center of the page.