

**CENTERVILLE PLANNING COMMISSION
WORK SESSION**

Tuesday, December 8, 1998

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

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

Representatives of the St. Leonard project included Linda Menerey, Gary Scanlon, Ron Dickerson, Brian Forschner, Jim Reals, Jerry Pauley and Terry Hanour.

Mr. Scanlon stated that they wanted to review the concept plan with the Planning Commission to get their input regarding the master plan for the St. Leonard project.

Ms. Menerey reviewed the proposal stating that access to the project will be along Centerville Station Road directly across from Rain Tree Road; move the existing access along Clio Road approximately 150 feet north as well as provide a second access further to south. Substantial buffering will be provided along Centerville Station Road as well as a 50 foot building setback. The existing treeline will be maintained as well. The setbacks along the Sugar Creek will further maintain the green space on the site.

There are 600 existing dwelling units on the site and with a density of 6 dwelling units per acre, a total of 1640 units would be permitted. Retention and detention basins will be constructed on the property to enhance the green space and, walkways and trails will be placed to tie the entire community together. The community service area, to be located on the northwest portion of the site, is designed to have a senior fitness center as well other uses that would serve their community.

Mr. Pluckebaum stated he had some concern with the building height in the community service area to the existing single-family homes abutting the property.

Mr. Durham stated that a pedestrian access needs to be provided to the Washington Creek area because they want it to be private.

Dr. Forschner stated that they preferred no access to the park through their community.

Mr. Feverston stated that the parkland dedication would be required as a part of this residential community and parkland required to be dedicated would be for public use. He stated that vehicular access as well as pedestrian access would be

necessary for the public park. The Park District has indicated previously that they desire access to Bill Yeck Park from Clyo Road.

Dr. Forschner stated that they want to be part of the surrounding community, however, they want to maintain the sense of security for their residents.

Mr. Durham stated that the issue of sidewalks has been issue for St. Leonards in the past. Sidewalks will be required along Clyo Road as a part of the master plan.

Mr. Feverston stated that road improvements to Clyo Road will be required when the southern portion of the project begins construction. This could either be the road improvement of a fee-in-lieu of the improvements based on the City Engineer's estimate.

Mr. Hoffman stated that road improvements would be required when construction south of the creek begins.

Mr. Hansford stated that having the senior units away from the larger buildings seemed out of character.

Ms. Menerey stated that they tried to break up the building mass throughout the project.

Mr. Pluckebaum was concerned with the proposed 3-story buildings located across from single-family homes on Clyo Road.

Mr. Durham stated that according to the thoroughfare plan, Clyo Road is to be a 5-lane boulevard road in the future.

Mr. Durham stated that the developer should create buildings with consistent architecture in the community service area of the site.

There being no further discussion, the meeting was adjourned.

A handwritten signature in black ink, appearing to be 'J. H. Duran', is located at the bottom center of the page.