

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, August 11, 1998**

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

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

MOTION: Mr. Hansford moved to excuse Mr. Oliver and Mr. Cline from the meeting as they each gave prior notice to the Planning Department. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission Regular Meeting minutes of July 14, 1998, as written. Mr. Tompkins seconded the motion. The motion was approved 3-0-2 with Mr. Hansford and Mr. Pluckebaum abstaining.

COMMUNICATIONS

Mr. Feverston informed the Planning Commission of upcoming events. A Joint Work Session with the Planning Commission and the City Council will be held on Monday, August 24, 1998.

PUBLIC HEARINGS

City of Centerville - Rezoning (Yankee Dev. Group/Honaker)

Mr. Feverston reviewed the rezoning request by the City of Centerville for 8.37 acres located behind 9831 and 9871 (rear) Paragon Road. The property was annexed to the City in February 1997 and currently does not have a City zoning district. The City is requesting to rezone the land from Washington Township Agriculture to R-1c, Single-Family Residential. Staff recommended approval of the rezoning.

Mr. Durham opened the public hearing.

Mr. Gary Huff, 9190 Paragon Road, stated that when the property is developed for single-family residential use, he would like to see a buffer and landscaping along the east boundary of the property to screen the development from his property. He also asks the City to ensure that the development has proper drainage.

There being no other speakers, Mr. Durham closed the public hearing.

MOTION: Mr. Hansford moved to recommend to City Council the rezoning of the 8.37 acres located behind 9831 and 9871 (rear) Paragon Road from Washington Township Agriculture to R-1c, Single-Family Residential. Mr. Tompkins seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Yankee Trace, Sec. 17 - Special Approval Amendment

Mr. Feverston reviewed the Special Approval Amendment for Yankee Trace, Sec. 17, located between the #4 Fairway and the existing single-family lots on Paragon Road. The 14.839 acre site will have 40 lots and develop as the Dunnington-Koepfer style homes. The zoning on the parcel is R-1c, Single-Family Residential. Staff recommended approval of the request as submitted.

Mr. Durham stated that there needs to be a view "window" from the lower cul-de-sac to the golf course.

Mr. Kostak stated that the reserve areas are fragmented and he would like to see them more continuous.

Mr. Jim Kiefer was in attendance as a representative of the applicant. Mr. Kiefer stated that Great Traditions is trying to design the lots to maximize views to external areas but not to their neighbor.

Mr. Durham stated that he is concerned with the view from the lower cul-de-sac. Also, access of corner lots onto Yankee Trace Drive should be restricted as in the past. Finally, Lot 314 should be modified to allow for a rear yard.

Mr. Gary Huff, 9190 Paragon Road, stated that he is concerned with the intensity of the development near his home and he would like to see evergreen screening and grading of the lots so as to drain onto the streets rather than the neighboring lots.

MOTION: Mr. Pluckebaum moved to approve the Special Approval Amendment for Yankee Trace, Section 17 with the following conditions:

1. Access of the corner lots onto Yankee Trace Drive shall be restricted.
2. The lots along the lower cul-de-sac shall be modified to allow for a view "window" to the golf course, subject to approval by the Planning Department.
3. The lots along the eastern boundary shall be modified to add variation in lot size and building placement, subject to approval by the Planning Department.
4. Lot 314 shall be modified to create a rear yard, subject to approval by the Planning Department.

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

City of Centerville/Berneda Weller - Landmark Designation

Mr. Feverston reviewed the Landmark Designation Request for the Samuel Wilson House at 7520 Clio Road. The request is by the City with the consent of the property owner. The original portion of this brick home was built in 1842 by Samuel and Sarah Wilson, who later expanded the house to accommodate their ten children. The house is also associated with Ida Weller, one of the earliest trained teachers in the area and the woman whom the Ida Weller Elementary School was named for. The house features a number of historical details. Staff recommended support of the Landmark Designation Request.

MOTION: Mr. Hansford moved to recommend to the Board of Architectural Review that a nomination be made to designate the Samuel Wilson House as a Landmark. Mr. Pluckebaum seconded the motion. The motion was approved unanimously 5-0.

Silvercreek Estates, Section 6 - Bond Reduction

Mr. Feverston stated that a request was made for a reduction in the Performance Bond for Silvercreek Estates, Section 6, as most of the infrastructure is now in place. The City Engineer recommends a reduction of the Performance Bond from \$173,500.00 to \$25,000.00 for all work except sidewalks. The Performance Bond for the sidewalk should remain at \$19,200.00 as the sidewalk has not been installed at the present time.

MOTION: Mr. Kostak moved to approve the Bond Reduction as recommended by the City Engineer. Mr. Hansford seconded the motion. The motion was approved unanimously 5-0.

Mr. Hansford left the meeting at this time due to a possible conflict of interest.

There was a brief discussion concerning the conceptual landscape plan regarding the Explorations Child Development Center. Mr. Feverston requested affirmation of this concept plan that it met the condition of approval as approved by the Planning Commission during Special Approval review. The Planning Commission unanimously concurred that the concept plan proposed met their condition of landscape screen.

There being no further business, the meeting was adjourned.



