

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, January 14, 1997

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

Attendance: Mr. Scot Stone, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Peter McMahon; Mr. James Durham. Absent: Mr. Arthur Foland; Mr. Timothy Shroyer. Also present: Mr. Steve Feverston, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

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

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of December 10, 1996, Regular Meeting, as written. Mr. Kostak seconded the motion. The motion was approved 4-0-1 with Mr. Durham abstaining.

COMMUNICATIONS

Mr. Feverston stated that revised drawings have been received by staff for the Tom Harrigan Development proposed along Loop Road. He stated that it appears the applicant will be ready with the additional information for the January 28, 1997, meeting.

Mr. Stone suggested that the revised plan be reviewed in a Work Session due to the amount of public interest in this particular project. The members of Planning Commission agreed that if the applicant is ready at that time, a Work Session should be scheduled for January 28th at 6:30 P.M.

Mr. Feverston announced that the City had hired Mr. Ryan Shrimplin as the new Planner I and he should start employment on January 27, 1997.

Mr. Feverston stated that Great Traditions had requested time at the conclusion of the meeting to discuss a residential cluster development plan to be located on the Yankee Trace Development Group property immediately north of Yankee Trace.

NEW BUSINESS

Yankee Trace, Sec. 9 - Record Plan

Mr. Feverston reviewed the Record Plan for Yankee Trace, Sec. 9, located north of Yankee Trace Drive and east of Yankee Street. Section 9 proposes 6 lots on this 2.879 acre parcel zoned R-1c,

Single-Family Residential. These 6 lots extend existing Greenside Court to the north which will complete the cul-de-sac street. The proposed cul-de-sac has a 29 ft. radius which is less than the standard 39 ft. radius, however, it is maneuverable. The building setbacks proposed for this section taper from the required 40 ft. to 20 ft. on the northernmost lots. Mr. Feverston stated that the decreased setback on lots 188 and 189 would not be of concern as those lots have a stand of trees in the rear yard to buffer the buildings from the golf course.

Staff recommended to approve the Record Plan subject to the following conditions:

1. A reserve area shall be created at the northern portion of this plat that is adjacent to Yankee Street. The reserve area shall be taken from Lot 189 and shall be of a dimension to contain the landscape mound and the hiker/biker path subject to approval by the City Planner.
2. A five (5) foot wide utility easement, situated in the rear yard of Lots 187, 188 and 189, shall be added to the Record Plan for the maintenance of the golf course irrigation line subject to approval by the City Engineer.
3. The building setback plans submitted by Great Traditions, dated January 3, 1997, shall be approved by the Planning Commission.
4. A final grading plan shall be subject to approval by the City Engineer.
5. The final design of the intersection of the proposed street to the existing Greenside Court shall be subject to approval by the City Engineer.
6. 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.

Mr. Durham stated he was not concerned with the reduction in the setback on Lots 188 and 189, however, he was concerned with the reduction in setback on Lots 186 and 187.

Mr. Hansford stated that the building pads on Lot 187 could be moved forward to gain additional rear yard setback. He stated that the building pad is not the maximum distance so additional space could be provided.

Mr. Jim Obert, Great Traditions, stated that an additional 4 to 5 ft. could be gained by adjusting the building pad location on Lot 187. He stated Lot 186 could be adjusted to maintain a 40 ft. setback, but the critical issue is to keep an 80 ft. building depth for the structure. Mr. Obert suggested that the approval include phrasing such as Lots 186 and 187 building pads be pulled up to the front setback to allow whatever remains in the rear to be the rear yard setback.

Mr. Feverston stated that without a specific setback, enforcement of such standards may become a problem in the future.

Mr. Durham stated that if the standards are varied, there should be a good reason for doing so rather than a reduction in the setback to allow a good a buildable pad for the builder. He stated that a structure can be constructed on a pad smaller than 80 ft. deep. Mr. Durham stated that the buildable pad location for Lots 186 and 187 should maintain the rear yard setback as there is nothing unique to justify the reduction in the standard.

Mr. Obert stated that the problem is that the lots are designed for the continuance of the project being constructed immediately to the south of this Section.

MOTION: Mr. Hansford moved to recommend approval of the Record Plan for Yankee Trace, Sec. 9, to Council subject to the following conditions:

1. A reserve area shall be created at the northern portion of this plat that is adjacent to Yankee Street. The reserve area shall be taken from Lot 189 and shall be of a dimension to contain the landscape mound and the hiker/biker path subject to approval by the City Planner.
2. A five (5) foot wide utility easement, situated in the rear yard of Lots 187, 188 and 189, shall be added to the Record Plan for the maintenance of the golf course irrigation line subject to approval by the City Engineer.
3. A forty (40) foot setback shall be maintained for Lot 186. Lot 187 shall have a rear yard setback placed 80 feet from the front yard setback to allow for the proposed 80 foot building pad.
4. A final grading plan shall be subject to approval by the City Engineer.
5. The final design of the intersection of the proposed street to the existing Greenside Court shall be subject to approval by the City Engineer.

- 6. 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.

Mr. Kostak seconded the motion. The motion was approved 4-1 with Mr. Durham voting no.

Miller Farm Lane/Miller Farm, Sec. 1 - Performance Bond Release/Reduction

Mr. Feverston presented the recommendation from the City Engineer to release the outstanding Performance Bond/Letter of Credit for the Miller Farm Lane plat. The outstanding Letter of Credit of \$10,350 for curbs, pavement and drainage, and \$8,650 for sidewalks were recommended to be released subject to the receipt of a one (1) year Maintenance Bond in the amount of \$5,000.

It was further recommended to reduce the Letter of Credit concerning Miller Farm, Sec. 1, for curbs, pavement and drainage from \$68,000 to \$20,000, and the Letter of Credit for the balance of the public improvement and miscellaneous items from \$22,000 to \$7,000.

MOTION: Mr. McMahon moved to release the Letter of Credit for Miller Farm Lane subject to a one (1) year Maintenance Bond in the amount of \$5,000; to reduce the Letter of Credit for Miller Farm, Sec. 1, of \$68,000 to \$20,000; and to reduce the Letter of Credit of \$22,000 to \$7,000. Mr. Hansford seconded the motion. the motion was approved unanimously 5-0.

Yankee Trace Development - Discussion of Concept Plan

Mr. Jim Obert and Mr. Jim Kiefer, Great Traditions, reviewed a concept plan for Yankee Trace Development located north of Charter Place for a residential cluster plan. They indicated this particular application will be submitted to the Planning Commission in the near future.

There being no further business, the meeting was adjourned.

*[Handwritten Signature]*  
*[Handwritten Date: January 14, 1997]*