

CENTERVILLE PLANNING COMMISSION
WORK SESSION MEETING
Tuesday, September 23, 1997

Mr. Stone called the meeting to order at 7:00 P.M.

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. James Durham. Absent: Mr. Patrick Hansford; Mr. Richard Tompkins. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner.

Mr. Hansford and Mr. Tompkins each gave notice to the Planning Department of their absence.

Woodbrooke Lakes - Major Use Special Approval

Mr. John Chambers and Mrs. Susan Chan, representing the developers, were present for the discussion of the Woodbrooke Lakes project. Revisions to the application were made since the last meeting which included:

1. The reduction of the proposed 144 lots to 132 lots.
2. All lots east of the lakes are at least 60 ft. wide at the setback line. Only a few lots west of the lakes are less than 60 ft. and then due to existing conditions.
3. All setbacks are at least 35 ft. from the pavement except on two (2) cul-de-sacs and some lots west of the lakes. At least five (5) parking spaces are provided for all new lots. Most have at least six (6) spaces.
4. The pavement width of Linden Terrace has been increased to 28 ft. to allow on-street parking due to existing infrastructure constraints.
5. Where less than 35 ft. setbacks exist on Oak Terrace, Walnut Terrace and Elm Leaf Terrace, additional parking bays have been provided within 150 ft. of each lot. Vegetation or fencing will be used as a five (5) ft. buffer between these lots and Alex-Bell Road.

Mr. Durham stated that the south lots are too tight being cramped between a public street and Alex-Bell Road. The 5 ft. buffer strip is inadequate and perhaps the lots could be wider and more shallow.

Mr. Feverston stated the cul-de-sac could be pushed back to create wedge-shaped lots.

Mrs. Chan asked if the standards would change if the street were private.

Mr. Durham stated only one (1) subdivision, Stone Lakes, was developed with a private street and it was constructed to City standards.

Mr. Feverston stated he would prefer to have a minimum of 20 ft. driveways on the lots abutting Alex-Bell Road.

Mrs. Chan stated that the houses could be pushed back on the lots.

Mr. Feverston stated that any deck constructed must also meet the setback standards. He stated that there is a need for more extensive landscaping and screening along Alex-Bell Road including mounding, however, this would be at the discretion of the Planning Commission.

Mrs. Chan stated they were considering fencing material in this area to serve as a noise buffer and to clearly define the private property within the project.

Mr. Durham stated that the Planning Commission must decide if they are willing to flex the setbacks due to the existing utilities and, if so, what amount would be appropriate.

Mr. Chambers stated that the house designs such as a courtyard design would minimize the intrusion into the setback areas along with side-entry garages.

Mr. Feverston stated that side-entry garages would increase the amount of pavement.

Mr. Foland asked if the bikeway was temporary.

Mr. Feverston stated that it was not temporary and encouraged the Planning Commission to locate the bikeway in the right-of-way.

Mrs. Chan stated that they preferred the bikeway remain in place so that flexing the setbacks could be considered.

Mr. Chambers stated that the builders were concerned with the building pad size.

Mr. Feverston stated that one solution is to construct the public street with a buffer parallel to the arterial street which is what was done for Yankee Trace, Sec. 6-A.

Mr. Durham stated that their concerns included moving the building pads away from Alex-Bell Road and the parking. He suggested further that a reserve area be created and the houses should be pushed closer to Linden Terrace by having side-entry garages. A minimum building pad size could reduce the road width as well.

Mrs. Chan asked about reducing the right-of-way to 40 ft.

Mr. Feverston stated that the standards established for Yankee Trace regarding right-of-way width, roadway width and building setbacks, are the minimum standards that the City Council found appropriate for this type of development.

Mr. Chambers stated that they could not accommodate 35 ft. setbacks on all lots along Elm Leaf Terrace. He stated that island parking could be used with side-entry garage constructed on the wider lots.

Mr. Durham stated that the number of lots along Elm Leaf Terrace need to be reduced to meet the standards. He stated that the idea of flexing the setbacks to allow more lots is not acceptable where an existing condition is not present.

Mr. Feverston stated that the street needs more uniform setbacks for zoning purposes.

Mr. Chambers stated that the purpose of a Planned Unit Development is to allow for sensitive development in relation to the site.

Mr. Durham stated the front yard setbacks along Elm Leaf Terrace should be reduced to make them more uniform.

Mr. Foland stated that any concepts should be discussed with staff prior to submitting a finished product to the Planning Commission.

Mr. Feverston stated that all lots that have existing structures should conform to the setbacks and that no building or deck encroaches those areas.

Mrs. Chan stated that the setbacks were varied to achieve visual interest throughout the project.

Mr. Durham stated that could be done through the Homeowner's Association in terms of design review.

The members of Planning Commission indicated they did not object to the 4-way intersection proposed for this development.


Mr. Chambers and Mrs. Chan indicated they would work on the issues discussed and submit revisions as soon as possible.

Future Agenda Items

Mr. Feverston stated that St. Leonards Center had submitted applications for review by the Planning Commission. Additional cottages are proposed in an area which still retains the Township zoning classification.

Mr. Durham stated that he felt the applicant should rezone the land prior to seeking approval for development.

There being no further business, the meeting was adjourned.



Cameron 10/14/97