

CENTERVILLE PLANNING COMMISSION
WORK SESSION
Tuesday, November 11, 1997

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

Attendance: Mr. Scot Stone; Chairman; Mr. Richard Tompkins; Mr. Jack Kostak; Mr. Arthur Foland; Mr. James Durham; Mr. Richard Pluckebaum; Mr. Patrick Hansford (where noted). Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Norbert Hoffman, City Engineer.

Weller Farm - Concept Plan

Mr. Charles Simms was present for the review of two (2) concept plans for the Weller Farm located on the east side of Clyo Road south of Deer Run Road. Plan A would develop the site with vehicular traffic circulating throughout the entire project. Plan B would provide separate access to the single-family portion as well as the multi-family condominium units. The project would develop on a 24 acre site currently zoned R-1c, Single-Family Residential. Approximately 10 acres of that site would require rezoning the property to R-PD, Residential Planned Development, in order to construct 4-family condominium units as proposed on the concept plan.

Mr. Hansford arrived at this time.

Mr. Foland was concerned with the traffic circulation in the multi-family development and how emergency equipment would be affected in those areas.

Mr. Durham asked how the boulevard entrance from Clyo Road would affect the preservation of the trees.

Mr. Hoffman stated that if the median was constructed with a controlled width, the majority of those trees could be preserved.

The members of the Planning Commission indicated that the City does not typically rezone single-family residential land. However, taking into account the surrounding land uses that include multi-family and industrial uses, they felt this particular concept could work.

Mr. Durham stated that changing the zoning to a multi-family classification would be a significant increase in density for the neighborhood. He stated that he would prefer to see a fewer number of units than the 56 units which are proposed on the concept plan.

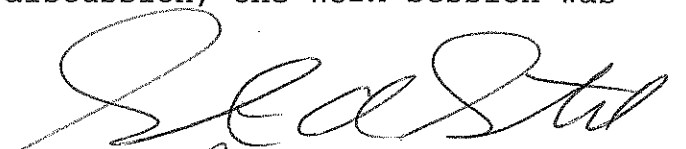
Mr. Simms stated that in order to maintain a successful homeowners' association, 60 to 75 multi-family units is the number usually critical.

Mr. Foland stated that he had some concern with opening up the Deer Run neighborhood and what problem it might cause the existing residents.

Mr. Durham stated that Council would most likely be more receptive to a fewer amount of multi-family units. He asked further if there would be a parkland dedication as a part of the development and who would maintain the open space.

Mr. Simms stated there would be a fee-in-lieu of parkland dedication for this project. He indicated he was not sure at this time who would maintain the open space, however, it would probably be the responsibility of the single-family portion of the development.

There being no further discussion, the Work Session was adjourned.


Chairman 12/14/97