

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 13, 1995

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

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

MOTION: Mr. Foland moved to excuse Mr. Durham from the meeting as he gave prior notice to the Planning Department. Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Swartz moved to approve the Planning Commission minutes of the May 30, 1995, regular meeting as written. Mr. Kostak seconded the motion. The motion was approved 5-0-1 with Mr. Hansford abstaining.

MOTION: Mr. Foland moved to approve the Planning Commission minutes of the June 6, 1995, work session as written. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

OLD BUSINESS

Yankee Trace, Sec. 4 - Record Plan

Mr. Schwab reviewed the Record Plan submitted for Yankee Trace, Sec. 4, to be located north of Social Row Road and east of Yankee Street. The zoning on the 5.2878 acre parcel is R-1c, Single-Family Residential. Eleven (11) lots have been proposed for this particular section. There is a private street that extends in front of each of these proposed lots with an entrance to this private street from Yankee Street.

Mr. Schwab stated that Great Traditions has submitted a letter dated June 7, 1995 amending the record plan as per the discussions of the June 6, 1995 work session in the following manner:

1. Great Traditions will install rolled curb on both sides of the roadway north of the entry drive from Yankee Street,
2. A dropped curb will be installed on the right side of the entry drive as you enter from Yankee Street across the south drive in order to give the appearance of a private drive, although all drives in this section are private,
3. No curb will be installed along the house edge of the south drive. Rolled curb will be installed along the mound side of this drive in order to capture drainage and to create a suitable edge for the base of the mound to be installed to screen Yankee Street, and

4. A "Residents Only" sign will be posted at the entry to the south drive where it meets the access drive from Yankee Street.

Staff recommended approval of the Record Plan subject to the following conditions:

1. The City shall receive from the developer and approve a detailed plan for the skin improvements (mounding, white horse park fencing, entranceways, limestone walls, landscaping, etc.) along the east side of Yankee Street adjacent to this plat.
2. If required by the City Engineer, the developer shall submit plans approved by the City Engineer and construct a temporary left turn lane and/or walkway(s) along Yankee Street at the entrance road to this plat.
3. The design of the intersection of the entrance road to this plat and Yankee Street must be approved by the City Engineer.
4. The City Engineer must approve a revised plan that maximizes the separation of the private roadway to the future widened Yankee Street.
5. The future cul-de-sac shown on the north end of this development shall be extended to provide access to the designated archeological site north of this development. The City Attorney shall approve the private road access easements to assure the City that the archeological site to the north will have guaranteed access to Yankee Street through this proposed plat.
6. Protective covenants that pertain to the ownership and maintenance of the reserve areas shall be listed or referenced on the record plat subject to approval by the City Attorney.
7. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
8. 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. The private streets within this plat shall be required to be part of the performance bond and subdivider's agreement because of the individual platted lots incorporated with the plat.
9. Street names for the private streets must be approved by the City Planning Department.


10. The four consent items presented by Great Traditions in their letter to the Planning Commission dated June 7, 1995 shall be incorporated into the construction drawings for the record plan.

Mr. Jim Obert, Great Traditions, was present.

MOTION: Mr. Foland moved to remove from the table the Record Plan for Yankee Trace, Sec. 4, and to recommend approval of said Record Plan to the City Council subject to all staff recommendations. The letter from Great Traditions dated June 7, 1995 shall be attached to the minutes of this meeting. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

Mr. Swartz stated that he will not be able to attend the June 27 Planning Commission Meeting.

There being no further business, the meeting was adjourned.


Swartz 7/25/95

