

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 31, 1995

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

Attendance: Mr. Scot Stone, Chairman; Mr. Patrick Hansford; Mr. Jack Kostak; Mr. Arthur Foland; Mr. James Durham; Mr. Peter McMahon. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Approval of minutes:

MOTION: Mr. Foland moved to approve the minutes of September 12, 1995, Planning Commission Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved 5-0-1 with Mr. Durham abstaining.

MOTION: Mr. Foland moved to approve the minutes of September 26, 1995, Planning Commission Work Session, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Foland moved to approve the minutes of September 26, 1995, Planning Commission Regular Meeting, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Yankee Trace, Sec. 6 - Record Plan

Mr. Schwab reviewed the Record Plan for Yankee Trace, Sec 6, to located north of Social Row Road and East of Yankee Street. The zoning on the 5.66702 acre parcel is R-1c, Single-Family Residential, on which 13 lots are proposed.

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

1. Prior to the recording of this plat, the right-of-way for Yankee Trace Drive shall be dedicated from Social Row road to the north end of this plat.
2. 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 north side of Social Row Road adjacent to this plat.

3. A sight distance easement shall be provided along the Yankee Trace Drive frontage of Lot 136 subject to approval by the City Engineer.
4. A covenant shall be placed on the Record Plat that prohibits vehicular access to Yankee Trace Drive from Lot 136 subject to approval by the City Attorney.
5. A street name for the cul-de-sac street shall be subject to approval by the Planning Department.
6. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
7. In lieu of completion of the required improvements prior to the recording of this 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 within the plat.

Mr. Durham stated that vehicular access should be restricted to Yankee Trace Drive from lot 124, 125 as well as 136.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Yankee Trace, Sec. 6, to Council subject to the following conditions:

1. Prior to the recording of this plat, the right-of-way for Yankee Trace Drive shall be dedicated from Social Row road to the north end of this plat.
2. 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 north side of Social Row Road adjacent to this plat.
3. A sight distance easement shall be provided along the Yankee Trace Drive frontage of Lot 136 subject to approval by the City Engineer.
4. A covenant shall be placed on the Record Plat that prohibits vehicular access to Yankee Trace Drive from Lots 124, 125 and 136 subject to approval by the City Attorney.
5. A street name for the cul-de-sac street shall be subject to approval by the Planning Department.

- 6. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
- 7. In lieu of completion of the required improvements prior to the recording of this 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 within the plat.

Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

Miller's Farm Lane/Miller's Farm, Sec. 1 - Reduction of Performance Bond

Mr. Schwab reviewed the request to reduce the Performance Bond for Miller's Farm Lane/ Miller's Farm, Sec. 1, located south of SR 725, west of Gershwin Drive and east of Paragon Road in Washington Township.

It was recommended by the City Engineer to reduce the Performance Bond amounts to an amount adequate to cover the final lift of asphalt pavement, sidewalks and miscellaneous items as follows:

The Performance Bond may be reduced to \$19,000 for Miller Farm Lane (offsite roadway extension) of which \$8,650 is for sidewalks if a separate bond is posted for sidewalks.

The Performance Bond for Millers Farm, Sec. 1, may be reduced to \$89,000 of which \$22,000 is for sidewalks if a separate bond is posted for sidewalks.

MOTION: Mr. Durham moved to approve the Performance Bond reductions as follows:

The Performance Bond shall be reduced to \$19,000 for Miller Farm Lane (offsite roadway extension) of which \$8,650 is for sidewalks if a separate bond is posted for sidewalks.

The Performance Bond for Millers Farm, Sec. 1, shall be reduced to \$89,000 of which \$22,000 is for sidewalks if a separate bond is posted for sidewalks.

Mr. Foland seconded the motion. The motion was approved unaniously 6-0.

There being no further business, the meeting was adjourned.

[Handwritten signature] 11/14/95
[Handwritten name]

