

CENTERVILLE PLANNING COMMISSION  
WORK SESSION MEETING  
Tuesday, July 26, 1994

Mr. Stone called the meeting to order at 6:30 P.M.

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Robert Hosfeld; Mr. Peter McMahon; Mr. James Durham; Mr. Jack Kostak. Absent: Mr. Stanley Swartz. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

The Planning Commission met with Mr. David Jensen, David Jensen and Associates; and Mr. Jim Obert, Mr. Shawn Boyd and Mr. Gary Menchhofer of Great Traditions. The entire group boarded a bus and left the Centerville Municipal Building for the purpose of touring specific neighborhoods that have been developed within the City of Centerville, Washington Township and the City of Kettering which are examples of the type of developments proposed as a part of the Yankee Trace residential cluster development plan. The Planning Commission first visited the Nestle Creek and Cheltenham neighborhoods in Centerville. They next visited the Country Place neighborhood in Washington Township, the Glen Eagles development in the City of Kettering and finished their tour at The Ridge development in Kettering.

The Planning Commission returned to the Centerville Municipal Building at 8:30 P.M. and reconvened their meeting in the Law Library.

Mr. Ed Rogerson, Great Traditions, arrived at this time.

Mr. David Jensen gave an overview of the proposed development plan.

The Planning Commission discussed four (4) principal topics regarding the Yankee Trace Residential Cluster Development Plan:

1. Street Width and Profile: The Planning Commission reviewed and discussed the types of streets proposed. There are two (2) types of roads, the "spine road" and a "residential road" proposed with each type having two (2) widths depending on whether there are houses fronting on the road. The "spine road" shall be 24 feet wide where there houses fronting on the road and 20 feet wide where no houses front on the road. The "residential roads" shall be 20 feet wide where there houses fronting on a residential road and 16 feet wide where there are no houses fronting on a road. The Planning Commission also discussed various types of curbing and the necessity of providing landscaping in front yards and curb-side, street lights and other street furniture that are necessary to provide the ambiance that Great Traditions is trying to achieve.

2. Sidewalks: The Planning Commission reviewed and discussed the overall pedestrian and bicycle access plan as proposed. The discussion focused on providing additional sidewalks along streets that have potential for a higher number of vehicles. These areas included the residential street that connects parcel 8 to the Round-About, the streets immediately adjoining the recreation facility and portions of streets in parcel 3, west of Yankee Street in the vicinity of the small park south of the lake.
3. Overall design of the Master Plan.
4. Amending the Subdivision Regulations to provide the same opportunities to other developers in similar situations.

The Planning Commission, after the aforementioned discussions, concurred that the Development Guidelines and the Residential Cluster Development Plans submitted by Great Traditions were acceptable. The Planning Commission expressed their desire to meet with the City Council in a work session to discuss this plan in greater detail.

There being no further business, the meeting was adjourned.

*Sara St. Laurent*  
9/27/94