

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, August 30, 1994

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

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

Excuse absent members:

MOTION: Mr. Foland moved to excuse Mr. Swartz and Mr. Durham as each gave the Planning Department notice prior to the meeting. Mr. Kostak seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Schwab stated that a number of applications will be reviewed by the Planning Commission over the next few months.

An application has been filed for a 150-unit condominium project to be located south of Alex-Bell Road (SR 725) and east of Pelbrook Farm Drive on approximately 25 acres of land. This project has been scheduled for a public hearing on September 27, 1994, at the request of the applicant.

An application for a Sears Appliance Service Center is anticipated to be filed in the next few weeks to be located on approximately 3 acres of land north of Clio Road and west of Centerville Business Parkway.

An application for a nursing home facility is being prepared by Manor Health Care in conjunction with Kettering Hospital to be located on the northeast corner of Alex-Bell Road (SR 725) and Clio Road within the next several months.

NEW BUSINESS

Yankee Trace, Sections 1 and 2 - Record Plans

Mr. Schwab reviewed the Record Plan for Yankee Trace, Section 1, located east of Yankee Street within the Yankee Trace Golf Course. The zoning on the 20.5245 acre parcel is R-1c, Single-Family residential. The plan proposes 22 lots for Section 1 and plats the main entryway boulevarded area, the circular area and the street connecting down to Water Edge Drive stubbing into an area for a future section. Reserve areas are shown in the middle of the cul-de-sac areas to be maintained by the Homeowners Association.

Hiker/Biker trails have been incorporated into the plans as in accordance with the approved overall development plan. The lots which abut the golf course, will have a 40 ft. building setback to the rear yard and a 10 ft. side yard setback. The remainder of the lots will maintain a 30 ft. rear yard setback.

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

1. The building setback plans submitted by Great Traditions, dated August 29, 1994, must be approved by the Planning Commission.
2. The rear lot line of lots 12, 13 and 14 shall be reviewed and adjusted, if necessary, to correspond with the golf course boundary line subject to approval by the Planning Department.
3. The retention easement shown along the rear lot lines of lots 18 through 22 shall be extended to include lot 17 to match the grading plan submitted with this Record Plan subject to approval by the City Engineer.
4. The rear yard building setback line for lots 16 through 22 shall be 30 feet or outside the retention easement whichever is greater, subject to approval by the Planning Department.
5. The front yard building setback of lots 18 and 19 shall be changed to 35 feet or properly described subject to approval by the Planning Department.
6. All protective covenants shall be listed or specifically referenced on the Record Plan subject to approval by the City Attorney.
7. Protective covenants that pertain to the ownership and maintenance the reserve areas shall be listed or referenced on the Record Plan subject to approval by the City Attorney.
8. The public right-of-way that is adjacent to any parcel labeled as a reserve area shall be extended into the reserve area to the extent that provides a minimum right-of-way width of 2.5 feet from the back of the curb subject to approval by the Planning Department.
9. The street named Symmes Court shall be renamed subject to approval by the Planning Department.

10. All pedestrian paths (sidewalks or the hiker/biker trails) shall be contained within public right-of-way where possible or contained within public easements subject to approval by the City Engineer. All pedestrian paths shall be outside of the golf course boundary line. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners Association.
11. Adequate protection shall be provided along Waters Edge Drive where it is adjacent to the lake to reduce the likelihood that a car would leave the traveled path and enter the lake subject to approval by the City Engineer.
12. Detailed design of the stormwater drainage system for this plat shall be approved by the City Engineer.
13. 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.

Mr. Schwab reviewed the Record Plan for Yankee Trace, Section 2, located east of Yankee Street within the Yankee Trace Golf Course. The zoning on the 14.0366 acre parcel is R-1c, Single-Family residential. The plan proposes 25 lots for Section 2. Lot 23 will provide a sales center and lots 24 and 25 will provide a parking area for the sales center.

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

1. The building setback plans submitted by Great Traditions, dated August 29, 1994, must be approved by the Planning Commission.
2. The south lot line of lots 23 and 24 shall be reviewed and adjusted, if necessary, to correspond with the golf course boundary line subject to approval by the Planning Department.
3. All protective covenants shall be listed or specifically referenced on the Record Plan subject to approval by the City Attorney.
4. Protective covenants that pertain to the ownership and maintenance the reserve areas shall be listed or referenced on the Record Plan subject to approval by the City Attorney.

5. The public right-of-way that is adjacent to any parcel labeled as a reserve area shall be extended into the reserve area to the extent that provides a minimum right-of-way width of 2.5 feet from the back of the curb subject to approval by the Planning Department.
6. The street named Charter Place shall be renamed to Waters Edge Drive.
7. The street name shall for the stub street adjacent to lot 46 and 47 be approved by the Planning Department.
8. All pedestrian paths (sidewalks or the hiker/biker trails) shall be contained within public right-of-way where possible or contained within public easements subject to approval by the City Engineer. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners Association.
9. A pedestrian path shall be constructed along Charter Place and along the yet un-named street stubbing to the north and adjacent to the proposed community recreation facility, subject to approval by the Planning Department. Construction of this pedestrian path may be delayed until such time which the community recreation facility is constructed.
10. All lot lines shown on the Record Plan shall be the "thicker" line.
11. Detailed design of the stormwater drainage system for this plat shall be approved by the City Engineer.
12. 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.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for Yankee Trace, Section 1, to Council subject to the following conditions:

1. The building setback plans submitted by Great Traditions, dated August 29, 1994, must be approved by the Planning Commission.
2. The rear lot line of lots 12, 13 and 14 shall be reviewed and adjusted, if necessary, to correspond with the golf course boundary line subject to approval by the Planning Department.

3. The retention easement shown along the rear lot lines of lots 18 through 22 shall be extended to include lot 17 to match the grading plan submitted with this Record Plan subject to approval by the City Engineer.
4. The rear yard building setback line for lots 16 through 22 shall be 30 feet or outside the retention easement whichever is greater, subject to approval by the Planning Department.
5. The front yard building setback of lots 18 and 19 shall be changed to 35 feet or properly described subject to approval by the Planning Department.
6. All protective covenants shall be listed or specifically referenced on the Record Plan subject to approval by the City Attorney.
7. Protective covenants that pertain to the ownership and maintenance the reserve areas shall be listed or referenced on the Record Plan subject to approval by the City Attorney.
8. The public right-of-way that is adjacent to any parcel labeled as a reserve area shall be extended into the reserve area to the extent that provides a minimum right-of-way width of 2.5 feet from the back of the curb subject to approval by the Planning Department.
9. The street named Symmes Court shall be renamed subject to approval by the Planning Department.
10. All pedestrian paths (sidewalks or the hiker/biker trails) shall be contained within public right-of-way where possible or contained within public easements subject to approval by the City Engineer. All pedestrian paths shall be outside of the golf course boundary line. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners Association.
11. Adequate protection shall be provided along Waters Edge Drive where it is adjacent to the lake to reduce the likelihood that a car would leave the traveled path and enter the lake subject to approval by the City Engineer.
12. Detailed design of the stormwater drainage system for this plat shall be approved by the City Engineer.

13. 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.

Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.


MOTION: Mr. Foland moved to recommend approval of the Record Plan for Yankee Trace, Section 2, to Council subject to the following conditions:

1. The building setback plans submitted by Great Traditions, dated August 29, 1994, must be approved by the Planning Commission.
2. The south lot line of lots 23 and 24 shall be reviewed and adjusted, if necessary, to correspond with the golf course boundary line subject to approval by the Planning Department.
3. All protective covenants shall be listed or specifically referenced on the Record Plan subject to approval by the City Attorney.
4. Protective covenants that pertain to the ownership and maintenance the reserve areas shall be listed or referenced on the Record Plan subject to approval by the City Attorney.
5. The public right-of-way that is adjacent to any parcel labeled as a reserve area shall be extended into the reserve area to the extent that provides a minimum right-of-way width of 2.5 feet from the back of the curb subject to approval by the Planning Department.
6. The street named Charter Place shall be renamed to Waters Edge Drive.
7. The street name shall for the stub street adjacent to lot 46 and 47 be approved by the Planning Department.
8. All pedestrian paths (sidewalks or the hiker/biker trails) shall be contained within public right-of-way where possible or contained within public easements subject to approval by the City Engineer. Great Traditions shall work with the City Attorney to create an arrangement whereby the maintenance of said pedestrian paths are the responsibility of the Homeowners Association.

9. A pedestrian path shall be constructed along Charter Place and along the yet un-named street stubbing to the north and adjacent to the proposed community recreation facility, subject to approval by the Planning Department. Construction of this pedestrian path may be delayed until such time which the community recreation facility is constructed.
10. All lot lines shown on the Record Plan shall be the "thicker" line.
11. Detailed design of the stormwater drainage system for this plat shall be approved by the City Engineer.
12. 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.

Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

  
S. A. Stetson  
9/20/94

