

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, October 26, 1993

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Peter McMahon; Mr. Stanley Swartz; Mr. James Durham (where noted).  
Absent: Mr. Robert Hosfeld. 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.

MOTION: Mr. McMahon moved to excuse Mr. Hosfeld from the meeting as he gave notice to staff. Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

Approval of minutes:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of October 12, 1993, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

City of Centerville - Rezoning

Mr. Durham arrived at this time.

Mr. Schwab reviewed the rezoning application submitted by the City to rezone approximately 64 acres from Washington Township PD-R, Planned Development Residential, to Centerville R-1c, Single-Family Residential. The property is located along the west side of Yankee Street south of Silverlake Drive. The site is adjacent to single-family residential to the north, the DP&L substation and vacant land to the south, the Yankee Trace Golf Course and future residential land to the east, and vacant land to the west.

The purpose of the change in zoning is to allow the subject land to be developed with the appropriate zoning standards in the City Zoning Ordinance. Presently, the entire land to be rezoned is owned by the City.

Mr. Stone opened the public hearing. There being no speakers for or against the application, Mr. Stone closed the public hearing.

MOTION: Mr. Foland moved to recommend approval of the rezoning application to City Council. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESSTimberfield - Planning Commission Special Approval

Mr. Schwab reviewed the residential cluster development application for the property located west of Yankee Street and south of Silverlake Drive which is the same property reviewed for the previous rezoning application. A residential cluster development allows flexing of the lot sizes, widths and setbacks per a plan approved by the Planning Commission. This application involves approximately 45 of the 64 acres of land and the proposal is to construct 120 single-family lots on this property. This plan would require improvements to Yankee Street and parkland dedication. The average lot dimensions are 80 ft. wide by 135 ft. deep, with each lot being slightly over 10,000 sq. ft. in size. There is a stub street to the west to allow future development on the abutting vacant property. With the major bridge across Holes Creek which is required to tie into the land to the north, it does not seem practical to put a stub street to the north. Approval of this plan by the Planning Commission would allow a potential developer to move ahead to the record plan stage with their development of the 45 acres.

The staff recommendation was to approve the plan as submitted noting that there will be improvements to Yankee Street. The stormwater retention has been addressed with the construction of the lake as part of the golf course development.

Staff's one concern is the lack of active recreation space for public use in this proposed development. Mr. Schwab stated that there are no definite plans for the City owned land north of the lake, but additional single-family residential lots have been discussed as has multi-family condominiums overlooking the lake.

Mrs. Linda Leesman, 1588 Silverlake Drive, stated that she did not want a condominium project developed on this site north of the lake but did not object to single-family residential.

Mr. Durham asked if the proposed lots met the R-1c standards in the Zoning Ordinance.

Mr. Schwab stated that the master development plans of the golf course land on both sides of Yankee have been structured around R-1c, primarily single-family zoning with the lakes and the entire golf course being considered as open space and calculated into the 20,000 sq. ft. average lot sizes. However, Mr. Schwab stated that

if only the approximately 45 acres that are the subject of the residential cluster application are considered, then the proposal does not meet the 20,000 sq. ft. average lot size requirements nor would the amount of parkland with the 45 acres meet our park requirement.

Mr. Durham stated that if this were a private developer requesting this approval, the answer would be no. He stated that if this were a private developer, the parkland would be required to be deeded to the Park District and not retained by the City. He stated that the idea of a cluster development is to spread the open space throughout the development rather than leaving a very dense set of lots. Mr. Durham stated that he did not feel that this plan would be approved for any private development and he was going to vote against it.

Mr. McMahon asked about the single entrance to the development.

Mr. Schwab stated that a second entrance would not be impossible, however, the crest in the hill makes it difficult. At some point in time, access should be available from Washington Church Road. He stated that this plan was originally laid out with 90 lots including the lot for the existing house on the site. Ryland, the potential developer for this site, was guaranteed 88 lots for this acreage. Staff was then asked to prepare a plan that increased the number of lots by approximately 30 and that is the plan being reviewed at this time.

Mr. Stone stated that this is the first opportunity the Planning Commission has had to look at this plan and suggested that the application be tabled for a Work Session to look at some alternatives.

Mr. Durham stated that since there is no application fee involved, as it is a City initiated application, he would rather deny the application to send a message that this too dense for the standards expected in the City of Centerville.

MOTION: Mr. Foland moved to table the Planning Commission Special Approval application for Timberfield. Mr. Swartz seconded the motion. The motion was approved 4-1 with Mr. Durham voting no.

There being no further business, the meeting was adjourned.

*Scott A. Durham*  
11/9/93

