

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 14, 1993

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

Attendance: Mr. Arthur Foland, Acting-Chairman; Mr. Peter McMahon; Mr. Stanley Swartz; Mr. James Durham; Mr. Robert Hosfeld. Absent: Mr. Scot Stone. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. McMahon moved to excuse Mr. Stone from the meeting as he gave notice to staff. Mr. Hosfeld seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. Hosfeld moved to approve the Planning Commission minutes of November 30, 1993, as written. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Nestle Creek III - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted for Nestle Creek III to be located on the northeast corner of Alex-Bell Road (SR 725) and Bigger Road. The zoning on the 12 acre site is R-1c, Single-Family Residential. The request is to construct a residential cluster development which proposed 21 lots. Road improvements are required along Alex-Bell Road to which money will be place in escrow. Parkland dedication is also a requirement for this development which will be satisfied by a fee-in-lieu of land. The main entrance to this phase of Nestle Creek extends off of Bigger Road directly across from the entrance drive to the Estates of Willowcreek. Mr. Feverston stated that the plan is very sensitive in the layout to accommodate the existing structures on the property. There is a minor revision that needs to be made to the plan to eliminate some of the reverse curves to satisfy the Subdivision Regulations. Those refinements are minor considerations and would not affect the proposed development plan.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. A condition be placed on the Record Plan stating that lot number 21 cannot be subdivided unless specifically approved by the City of Centerville.

2. The developer shall place money in escrow with the City in an amount equivalent to the value of constructing an additional lane of pavement, sidewalks, curb and storm sewers along Alex-Bell Road, less any temporary improvements required by the City. The design of these temporary improvements, including stormwater drainage improvements and a temporary sidewalk, shall be subject to the approval by the City Engineer. The escrow money shall be used for the future widening of Alex-Bell Road.
3. The alignment of Weathered Wood Trail as it joins with Nestle Creek II shall be redesigned to either eliminate the reverse curves or to provide a tangent between them, subject to approval by the City Engineer.
4. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. Prior to recording the Record Plan, the developer shall pay a fee-in-lieu of dedicating parkland in accordance with the provisions of City Ordinance 15-86, The City Parkland Dedication Ordinance.
6. All street names shall be approved by the City Planning Department.

Mr. Frank Wright, Reinke and Associates, representing John G. Black Enterprises, developer, was present for the review of the project. He stated that the property owners in Nestle Creek III will also become a part of the homeowners' association with Nestle Creek I and II to maintain the joint drainage facilities, detention areas and common areas.

Mr. Durham stated that he was somewhat disappointed with the proximity of Alex-Bell Road to lots 13, 14 and 15, and questioned whether any consideration was given to that situation.

Mr. Wright stated that many alternatives were given to the layout of this plan to incorporate that existing buildings in this development. He stated that the idea was to maintain as much open space around the existing house and barns as possible, but they will make every attempt to place mounding at the rear of lots 13-15 and/or more intense landscaping. Further, the houses constructed on these lots can be encouraged to be built with less depth than others in the plat.

Mr. Foland asked if the recommended staff conditions were acceptable to the developer.

Mr. Wright indicated that the conditions were acceptable, with the possibility of future discussion concerning parkland dedication as the other Nestle Creek developments dedicated parkland in excess of the requirement.

MOTION: Mr. Swartz moved to approve the Special Approval application for Nestle Creek III subject to the following conditions:

1. A condition be placed on the Record Plan stating that lot number 21 cannot be subdivided unless specifically approved by the City of Centerville.
2. The developer shall place money in escrow with the City in an amount equivalent to the value of constructing an additional lane of pavement, sidewalks, curb and storm sewers along Alex-Bell Road, less any temporary improvements required by the City. The design of these temporary improvements, including stormwater drainage improvements and a temporary sidewalk, shall be subject to the approval by the City Engineer. The escrow money shall be used for the future widening of Alex-Bell Road.
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6. All street names shall be approved by the City Planning Department.

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

There being no further business, the meeting was adjourned.

S. A. Stetson
Chairman 1/11/96

