

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 28, 1992

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

Attendance: Mr. Arthur Foland, Acting Chairman; Mr. Peter McMahon; Mr. Scot Stone; Mr. Bernard Samples. Excused Absent Members: Mr. Robert Hosfeld; Mr. James Durham; Mr. Stanley Swartz. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. McMahon moved to excuse Mr. Hosfeld, Mr. Durham and Mr. Swartz from the meeting as each member gave notice to the Planning Department. Mr. Stone seconded the motion. The motion was approved unanimously 4-0.

Approval of the minutes of January 14, 1992:

MOTION: Mr. Samples moved to approve the Planning Commission minutes of January 14, 1992, with the correction that he be shown as a present member in attendance. Mr. McMahon seconded the motion. The motion was approved 3-0-1 with Mr. Stone abstaining.

COMMUNICATIONS

Mr. Schwab stated that the APA Conference is schedule in May to be held in Washington, D.C. Those members interested in attending should notify the Planning Department as soon as possible.

NEW BUSINESS

Nestle Creek, Section 6 - Record Plan

Mr. Schwab reviewed the Record Plan submitted for Nestle Creek, Section 6, located east of Bigger Road and north of Alex-Bell Road. The zoning on the 8.2079 acre parcel is R-1c, Single-Family Residential. The overall plan was approved by the City as a Residential Cluster Development allowing flexibility in the lot sizes. The number of lots proposed for Section 6 is 17 lots. This particular section will abut the Cheltenham subdivision located to the east, specifically tying into Baldwin Drive.

Staff recommended approval of the Record Plan for Nestle Creek, Section 6, subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

2. 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. Gregg Taylor, representing John G. Black Enterprises, was present for the project review.

The members of the Planning Commission felt that the proposed Record Plan was consistent with the overall Residential Cluster Plan.

MOTION: Mr. Stone moved to recommend approval of the Record Plan for Nestle Creek, Section 6, to Council, subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. 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 4-0.

There being no further business, the meeting was adjourned.

Approved.
R. Hufeld 2/25/92