

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 25, 1992

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

Attendance: Mr. Arthur Foland; Mr. James Durham; Mr. Stanley Swartz; Mr. Peter McMahon; Mr. Bernard Samples; Mr. Scot Stone.
Absent: Mr. Robert Hosfeld. 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 from the meeting. Mr. Stone seconded the motion. The motion was approved unanimously 6-0.

Approval of the minutes of July 14, 1992:

MOTION: Mr. Samples moved to approve the Planning Commission minutes of July 14, 1992, as written. Mr. Stone seconded the motion. The motion was approved 5-0-1 with Mr. Foland abstaining.

NEW BUSINESS

Nestle Creek Two, Section 1 - Record Plan

Mr. Schwab reviewed the Record Plan for Nestle Creek Two, Sec. 1, located east of Bigger Road and north of Alex-Bell Road at Marwyck Drive. The zoning on the 6.1612 acre parcel is R-1c, Single-Family Residential. Fifteen (15) lots are proposed as a part of Section 1.

Staff recommended approval of the Record Plan 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.
3. A general warranty deed conveying to the Centerville-Washington Park District the 2.0 acre park land approved on the preliminary plan for Nestle Creek two shall be executed and delivered to the Park District for recording prior to the signing by the City of this record plan.


Mr. Gregg Taylor, representing the developer, John G. Black Enterprises, was present for the review of the Record Plan.

MOTION: Mr. Stone moved to recommend approval of the Record Plan for Nestle Creek Two, Section 1, to Council with 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.
3. A general warranty deed conveying to the Centerville-Washington Park District the 2.0 acre park land approved on the preliminary plan for Nestle Creek two shall be executed and delivered to the Park District for recording prior to the signing by the City of this record plan.

Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.


10/13/92