

CENTERVILLE PLANNING COMMISSION
SPECIAL MEETING
Tuesday, August 9, 1983

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

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. David Hall, Mrs. Marian Simmons. Absent: Mr. Brian Bergsten, Mr. Robert Chappell, one vacancy currently exists. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Steve Feverston, Planner.

NEW BUSINESS

Walnut Hills Estates II, Sec. 1 - Record Plan

Mr. Schwab reviewed the record plan for Walnut Hills Estates II, Sec. 1, to be located as an extension of existing Rhine Way south of Centerville Station Road and west of Wilmington Pike. There are 17 lots proposed on the 8.475 acre tract zoned R-1, single-family residential. The lot layout conforms with the conditional use-preliminary plan that was approved by Council in July of this year. Mr. Schwab stated that the land is under the ownership of someone other than the developer at this time. The developer is under land contract for this area and as payments are made, he will take title to more and more land. The developer's intention is to have the full 8.475 acres in his possession by deed prior to the recording of this plat. The construction drawings show sidewalks on both sides of the streets including around the bulb of the cul-de-sac.

Staff recommends approval of the record plan with the following conditions:

1. City Council stamp "No Plat Required" on deed transfer of the entire 8.475 acre tract shown on the Preliminary Plan for Walnut Hills II and the applicant be required to record this transfer of ownership prior to recording of the Record Plan for Section One of Walnut Hills Estates II.
2. The street name Park Place be changed to a name acceptable to City Staff.
3. Protective Covenant No. 7 be changed to require Lots 1-6 to have a northwest side yard of ten (10) feet.
4. Protective Covenant No. 8 be changed as follows:
"Year Yards" be changed to "Rear Yards" and "East Side Yard" be changed to "Each Side Yard".
5. The applicant submit a drawing approved by City Staff showing the buildable lot area for each lot.
6. The applicant place a covenant on the deed for the land in Greene County where the off-site storm water drainage improvements are proposed which permits the developer or the City to make these improvements. This deed covenant shall be approved by the City Attorney and recorded prior to recording of the Record Plan.
7. The storm water drainage plan be approved by the City Engineer.

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8. In lieu of completion of the public improvements prior to recording of the plat, the applicant shall enter into a Subdivider's Agreement with the City and post a Performance Bond in a dollar amount approved by the City Engineer.

Mr. Hall asked if the park access would be included in the next section of the subdivision.

Mr. Schwab stated that park access would occur in the next section since it will include the park area.

Mrs. Simmons asked if Greene County is favorably considering the park access as proposed by the Planning Commission and Council.

Mr. Schwab stated that a letter had been sent to Greene County expressing the Council's and Planning Commission's feelings toward the proposed park access. He stated that nothing has been received regarding the park access; however, Greene County does have some concern about the storm water drainage and they feel the continuation of development along Rhine Way without a connection to Wilmington Pike is not desirable.

MOTION: Mr. Horvath moved to recommend approval of Walnut Hills Estates II, Sec. 1, Record Plan, to City Council with the following conditions:

1. City Council stamp "No Plat Required" on deed transfer of the entire 8.475 acre tract shown on the Preliminary Plan for Walnut Hills II and the applicant be required to record this transfer of ownership prior to recording of the Record Plan for Section One of Walnut Hills Estates II.
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7. The storm water drainage plan be approved by the City Engineer.
8. In lieu of completion of the public improvements prior to recording of the plat, the applicant shall enter into a Subdivider's Agreement with the City and post a Performance Bond in a dollar amount approved by the City Engineer.

Mrs. Simmons seconded the motion. The motion was approved unanimously.