

CENTERVILLE PLANNING COMMISSION

Regular Meeting Minutes
J.V. Stone Council Chambers
Tuesday, April 30, 2024

At 7:00 p.m., Chairperson Paul Clark called the meeting to order.

ATTENDANCE

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Bill Etson, Amy Galloway-Roma, Amy Korenyi-Both, Craig Moyer and Don Stewart.

Also present were City Planner Ian Vanness, Municipal Attorney Scott Liberman, Public Works Director Pat Turnbull, City Engineer Jim Brinegar, Councilmember John Palcher and Assistant Clerk of Council Donna Fiori.

APPROVAL OF MINUTES

Minutes of the Planning Commission regular meeting and work session on March 19, 2024 had been distributed before this meeting.

MOTION: Mr. Stewart made a motion to approve the March 19, 2024 Planning Commission regular meeting and work session minutes as distributed; seconded by Mr. Etson. The motion passed 7-0.

PUBLIC HEARINGS

P-2024-0006 – Final Development Plan Major Amendment
Jayson Morris, Centerstone Homes
Parcel: O68 01119 0021
Woodland Greens Phases 2, 3, and 4

The applicant proposes a major amendment to the Final Development Plan (FDP) for the Woodland Greens at Yankee Trace subdivision. Woodland Greens received FDP approval from City Council under P-2014-0027 in December of 2014, with fourteen (14) conditions of approval. The amendment requests for the planned open space that overlooks the Vintage Course's Hole 6, between lots 40 and 41, to be converted into three (3) buildable lots along the northside of Doral Court. The amendment also requests to relocate the open space to the east of the subdivision behind lots 49 and 50. The open space would include pickleball courts and connect to Doral Court's cul-de-sac by a 10' wide walking path. The subdivision is currently planned for a total of 66 developable lots. If approved, the subdivision would have a total of 69 developable lots.

Mr. Vanness noted that if approved, the proposed amendment would include the original conditions of approval; however, conditions #5 and #14 will need to be amended to account for the new lot numbers, which would change the original lots #41-47 to #44-50.

Mr. Vanness shared that the proposed changes would eliminate the Subdivision's only "window" viewshed of the golf course, the new open space location would be less central and accessible to residents, and the amendment would be less aesthetically compatible with other Yankee Trace neighborhoods.

Mr. Vanness stated by moving the only "window" viewshed of the golf course it would no longer be considered a golf course community. It therefore would have to meet the requirements of a resort community since it is in the Residential Lifestyle Community Overlay district. He indicated that the

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proposed pickleball court and the existing hiker-biker trails would satisfy the resort community requirements so proposed condition #4 can be stricken from his recommendation.

Planning staff recommended denial of the major amendment to the FDP. However, if approved, staff recommended the following five (5) conditions of approval:

1. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner and City Engineer.
2. The Final Development Plan's original 14 conditions of approval shall remain in place and apply to the new lots.
3. The Final Development Plan's conditions of approval #5 and #14 shall be amended to include the new lots:
 5. *At minimum, a masonry base consisting of stone or brick shall be required on the sides and rear of homes within view of the golf course, specifically on Lots #25-26 and #41-50.*
 14. *Irrigation of rear yards of golf lots (#25-26 and #41-50), open spaces and mounded areas shall be required.*
4. The developer must incorporate at least one (1) additional physical activity or natural setting from the list provided in the UDO 9.07 (D)(3)(d)(ii) to be considered a resort community to the satisfaction of the City Planner.
5. The Yankee Trace Name and Logo Use Agreement between the developer and City may be subject to reconsideration by City Council.

Commission members and staff discussed the location of the three lots to be added, the walkway to the proposed pickleball courts being located between two houses, the unknown distance from pickleball courts to houses, the density of lots, phase 1 as currently the only area developed, record plats for phases 2 and 3 have to be approved before future construction can commence, greenspace requirements related to the overall Yankee Trace Golf Community design guidelines, and the treeline along the Vintage course.

Mr. Clark opened the public hearing.

Jayson Morris, General Manager for Centerstone Homes, 909 Kerns Drive, Lebanon, discussed the work session held last year for this amendment and stated the reason for the request is related to the cost. He explained the significance of the lot location for them is that the utilities, curb, and road are already being run past the area and that it would benefit them to develop this open space into lots. He noted challenges for the developer with presenting a concept plan.

Mr. Morris noted that the pickleball court was a suggestion from current residents. He explained that the courts would be put in prior to the lots being sold so buyers would be aware of the proximity to their homes. The exact distance of the courts from the homes is unknown but would be open to guidance from the Commission on that.

Mr. Morris provided photo views from locations along the cart path demonstrating honeysuckle growth along the property line which prohibits views of the golf course. He asserted that even if they were to clear the growth on the Woodland Greens side of the property line the view would still be obstructed by growth on the golf course. He shared additional photos with views from homes asserting that with the amount of growth and topography, there would not be the same viewsheds as in other Yankee Trace developments without significant clearing of growth by the City and the developer.

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He discussed the Woodland Greens and Yankee Trace moniker noting they do not have access to the Yankee Trace clubhouse or pool and were not permitted to purchase access on behalf of their residents.

Mr. Morris indicated he would be open to a discussion for the Commission to consider recommending approval with conditions.

Commission members, staff, and the applicant discussed:

- The pickleball court will have a surrounding landscape and be located outside the tree preservation easement per the applicant.
- The relocated open space will be equal to or greater in size than the current open space area per the applicant.
- The desire to offer an amenity to the Woodland Greens residents per the applicant.
- Moving the open space behind two homes loses a window to open space for residents. If one of the buildable lots were left empty and made part of the green space it would open a window to the pickleball courts and feel a part of the development per the Commission.
- Current residents on what is considered golf course lots have not chosen to clear honeysuckle from the rear of their lots so the houses are not visible from the golf course per the applicant.
- Commission concerns with the location of the proposed pickleball courts being close to neighboring properties.
- Commission concerns with parking on the cul-de-sac to access pickleball courts and the disturbance to the residents in that cul-de-sac.
- Commission concerns with noise disturbance of pickleball courts to residents and neighboring properties.
- Commission concerns with the location of the proposed pickleball court being in a gully.

With no one else requesting to speak Mr. Clark closed the public hearing.

Commission members deliberated about the proposed amendment. The consensus of members was that they were agreeable to adding the three (3) lots in the current open space given that the viewshed is impeded from the growth which would keep coming back even if it was cleared. Extensive discussion occurred concerning options for the proposed pickleball court. Commission members discussed adding a condition that the pickleball court should be located to a different area in one of the phases that would be more centrally located and accessible to residents.

MOTION: Mr. Von Handorf made a motion to recommend approval of Final Development Plan Major Amendment application P-2024-0006 with the following original fourteen (14) conditions of P-2014-0027 amending conditions #5 and #14 to account for new lot numbers and four (4) additional new conditions, to the City Council:

1. All other previous Conditions of Approval from the approved Preliminary Development Plan (P-2013-0051) shall remain in effect.
2. A revised Stormwater Drainage Report reflecting the proposed Woodland Greens development shall be approved by the City Engineer in accordance with UDO Article 9.35.
3. Minimum building setbacks shall be as follows:
 - a. Front yard: 20 feet
 - b. Side yard: 5 feet
 - c. Rear yard: 25 feet

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4. Homes on the following lots shall incorporate design features on side elevations to avoid large, blank façades visible from the public street: Lots #1, 6, 22, 27, 40, 41, 42, 54, 55, 61, 62, and 67. The City Planner shall determine the nature of such design features in keeping with the individual building layout and architecture.
5. At minimum, a masonry base consisting of stone or brick shall be required on the sides and rear of homes within view of the golf course, specifically on Lots #25-26 and #41-50.
6. Grades shall be reconsidered in the vicinity of Lots #65-67 and between Lots #57 and 58 to allow for a gentler slope at the rear and sides of these lots.
7. No slope shall be greater than 3:1.
8. Existing healthy, mature trees throughout the development site shall be preserved in accordance with Article 9.25(F) of the Unified Development Ordinance.
9. The Yankee Trace Design Review Guidelines shall be incorporated into the final HOA documents for the Woodland Greens development.
10. All homeowner's association documents shall mimic those of Yankee Trace.
11. An amenities package in keeping with the character and ambiance of Yankee Trace – including hiker/biker paths, lighting, signage, monumentation, fencing, and street trees – shall be provided.
12. Final construction documents shall incorporate all requirements of the Washington Township Fire Department, except for roadway width.
13. The drainage system and landscaping for the entire northern boundary shall be completed with the first phase of the development.
14. Irrigation of rear yards of golf lots (#25-26 and #41-50), open spaces and mounded areas shall be required.
15. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner and City Engineer.
16. The Final Development Plan's original 14 conditions of approval shall remain in place and apply to the new lots.
17. The Yankee Trace Name and Logo Use Agreement between the developer and City may be subject to reconsideration by City Council.
18. The pickleball courts shall be more centrally located and accessible to the development to the satisfaction of City staff.

Seconded by Ms. Korenyyi-both. The motion passed 7-0.

NEW BUSINESS

P-2024-0008 – Record Plat
Pat Turnbull, City of Centerville
716 East Franklin Street

Mr. Vanness presented the background, application summary, standards of approval and staff recommendation. On behalf of the Board of Education for Centerville City Schools, the applicant requests a Record Plat to subdivide one (1) parcel of approximately 61.260 acres at 716 East Franklin Street into four (4) parcels and dedicate permanent public right-of-way. The application is part of a development project to construct a new public road to extend Dimco Way west to the Centerville High School property. The extension of Dimco Way would provide connectivity from Centerville High School to Clyo Road. This application is in conjunction with the Record Plat application P-2024-0009 to dedicate public right-of-way as part of the project.

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The following are the details associated with the proposed Record Plat:

Lot Split

- Lot 1: 31.256 acres
- Lot 2: 20 acres
- Lot 3: 7.393 acres
- Lot 4: .994 acres
- Accepting: Permanent public right-of-way (1.617 acres).

Easements

- Accepting: Temporary construction easement (0.615 acres) on the north side of Dimco Way Extension.
- Accepting: Temporary construction easement (0.596 acres) on the south side of Dimco Way Extension.
- Accepting: Permanent utility (sewer) easement (0.221 acres) running north-south (perpendicular) with Dimco Way Extension.

Staff recommended approval with the following one (1) condition:

1. Prior to the release and recording of the Record Plat, all review comments from public and utility review agencies shall be addressed to the satisfaction of the City Planner and City Engineer.

In response to inquiries from Commission members, Mr. Turnbull stated the following:

- Roadway design plans are done and the Right of Way aligns with the existing Dimco Way.
- There will be a four-way stop at the new connection with Dimco Way.
- The access road will be two-lane traffic with no parking.
- There will be a traffic signal at Dimco Way and Cloy Road with a bike path.

With no further discussion, Mr. Clark called for a motion.

MOTION: Mr. Stewart made a motion to recommend approval of record plan application P-2024-0008 with the one (1) condition recommended by staff, to City Council; seconded by Mr. Etson. The motion passed 7-0.

P-2024-0009 – Record Plat
Pat Turnbull, City of Centerville
8200 South Suburban Road

Mr. Vanness presented the background, application summary, standards of approval and staff recommendation. On behalf of Dimco Gray Corporation, the applicant requests a Record Plat to dedicate a portion of a 6.5-acre parcel as permanent public right-of-way at 8200 South Suburban Road. The application is part of a development project to construct a new public road that would extend the existing Dimco Way west to the Centerville High School property. The extension of Dimco Way would provide connectivity from Centerville High School to Cloy Road. This application is in conjunction with the Record Plat application P-2024-0008 to subdivide one (1) parcel into four (4) parcels and dedicate public right-of-way as part of the project.

The following are the details associated with the proposed Record Plat:

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Lot Split

- Accepting: Permanent public right-of-way (.378 acres).

Easements

- Accepting: Temporary construction easement (0.075 acres) on the north side of Dimco Way Extension.
- Accepting: Temporary construction easement (0.202 acres) on the south side of Dimco Way Extension.
- Accepting: Temporary construction easement (0.074 acres) south of Dimco Way Extension.
- Accepting: Permanent utility easement (0.022 acres) running east-west (parallel) with Dimco Way Extension.

Staff recommended approval with the following one (1) condition:

1. Prior to the release and recording of the Record Plat, all review comments from public and utility review agencies shall be addressed to the satisfaction of the City Planner and City Engineer.

With no one requesting to speak on this matter, Mr. Clark called for a motion.

MOTION: Ms. Korenyi-Both made a motion to recommend approval of record plan application P-2024-0009 with the one (1) condition recommended by staff, to City Council; seconded by Mr. Stewart. The motion passed 7-0.

P-2024-0010 – Record Plat
Jim Brinegar, City of Centerville
1480 W. Social Row Road

Mr. Vanness presented the background, application summary, standards of approval and staff recommendation. On behalf of the City of Centerville, the applicant requests a Record Plat to subdivide a 7.487 acre parcel at 1480 Social Row Road into two (2) parcels. The new division line between the two (2) parcels would be along the east-west stream. The property is owned by the City. The Record Plat and associated site improvements are to prepare the site for economic development.

The following are the details associated with the proposed Record Plat:

Lot Split

- Lot 1A: 2.62 acres
- Lot 2A: 4.86 acres

Easements

- Accepting: extending an existing 10' wide watermain easement running parallel with Social Row Road to 20'.
- Accepting: 20' wide sanitary sewer easement running parallel with Social Row Road.

Staff recommended approval with the following one (1) condition:

1. Prior to the release and recording of the Record Plat, all review comments from public and utility review agencies shall be addressed to the satisfaction of the City Planner and City Engineer.

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With no one requesting to speak on this matter, Mr. Clark called for a motion.

MOTION: Mr. Stewart made a motion to recommend approval of record plan application P-2024-0010 with the one (1) condition recommended by staff, to City Council; seconded by Mr. Etson. The motion passed 7-0.

COMMUNICATIONS

Mr. Vanness spoke about:

- Comprehensive Plan Steering Committee and public engagement update.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 8:23 p.m. The next Planning Commission meeting is scheduled for Tuesday, May 21, 2024.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

5/22/2024
Date