

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, September 24, 2019

At 7:02 p.m., Mr. Clark called the meeting to order and led the Pledge of Allegiance.

ATTENDANCE

Members Present: Paul Clark, Kevin Von Handorf, Robert Muzechuk, Jim Durham, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Economic Development Administrator Michael Norton-Smith, City Engineer Jim Brinegar, Intern Gabe Rhoades, Staff Engineer Taylor Schindler, and Assistant Clerk of Council Teri Davis.

EXCUSE ABSENT MEMBERS

MOTION: Mr. Durham made a motion to excuse Bill Etson from the meeting. Mr. Muzechuk seconded the motion. The motion passed 5-0.

APPROVAL OF MINUTES

No additions or corrections were submitted for the minutes of the Planning Commission meeting of August 27, 2019.

MOTION: Mr. Von Handorf made a motion for approval of the minutes of the Planning Commission meeting of August 27, 2019. Mr. Muzechuk seconded the motion. The motion passed 5-0.

Mr. Clark read a statement for all present noting protocol for conduct of business during the meeting.

PUBLIC HEARINGS

Application P-2019-0031: Variance, 7300 Far Hills, Bangs Salon

Mr. Yandrick explained that the applicant is still working out agreements with neighboring businesses and has requested the item be tabled.

The Commission discussed the tabling procedures with regard to noticing of Public Hearings.

MOTION: Mr. Durham made a motion table case #2019-0031 without opening the Public Hearing. Mr. Stewart seconded the motion. The motion passed 5-0.

OLD BUSINESS

Application P-2019-0013: Replat, Cornerstone of Centerville, Section 7B

Mr. Yandrick presented the staff report with a presentation explaining this case has returned to Planning Commission due to Clean Ohio Grant rules prohibiting Active park areas and Detention

Ponds being located on the same parcel as the Passive park area. The previous approved case has not been heard by City Council. Mr. Yandrick explained a minor modification to the platting which included a one (1) foot connector strip being added to Lot #5.

Mr. Yandrick advised Staff recommends approval of the variance with the following ten (10) conditions:

General Conditions

1. Prior to release of the record plan for recording, all frontage improvements required along Brown Road and the future Cornerstone North Boulevard shall be financially secured to the satisfaction of the City via Subdivider's Agreement and performance bond or guaranty, approved by the City.
2. Any private storm water infrastructure intended to service an adjacent required public improvement shall be constructed by the Subdivider prior to or concurrently with construction of those public improvements.
3. The proposed temporary private drainage and access easement along I-675 conveying storm water from the eastern terminus of Brown Road shall be modified to allow proper storm water flow to the satisfaction of the City Engineer.
4. Prior to the release of the record plan for recording, the construction documents and engineer's estimate of costs submitted in association with this record plan shall be finalized and approved by the City Engineer.
5. This record plat is contingent on the approval by the Ohio Public Works Commission for property lines for the Clean Ohio Grant Fund award.

Conditions that reflect changes before City Council hears Record Plat case:

6. The applicant shall revise an annotation notation on the record plat.
 - a. On Sheet 5, the 27' cross access easement for emergency use needs the arrows corrected to the proper dashed line. It currently shows it on the existing sanitary sewer easement.
7. A cross-access agreement, subject to approval of City Attorney, on Lot #3, centered around the sidewalk to connect Cornerstone North Blvd to the Cornerstone Park, shall be added to the plans and approved by the City Attorney.
8. The new tree Preservation Area, amended from FDP P-2019-0018 shall be added to plans on Lot 3 and 4.
9. The Notations for the 2 Detention Ponds shall be amended to read "Ponds to be Maintained by the MPOA."

10. Lot 4 needs modified to match area of OPWC Clean Ohio Grant Award.

Commissioners discussed appropriateness of the 1 ft. connector.

Mr. Liberman explained that this solution satisfied the Grant rules while also complying with the UDO. He further noted Greene County takes no exception to this solution, and the segment in question is a pond not likely to ever be buildable.

Mr. Norton-Smith added that this solution was negotiated with OPWC to allow for vehicular access and maintenance within the passive area of the park. It will be reflected in the deed restrictions.

Mr. Clark opened the public portion and invited the applicant to address the Commission.

Mr. Robert Hall, representing Cornerstone Developers, stated he appreciates the Staff recommendation and takes no exception to the recommended conditions.

With no one else requesting to speak on this matter, Mr. Clark closed the public portion.

MOTION: Mr. Durham made a motion to approve the record plan with the ten conditions recommended by Staff. Mr. Stewart seconded the motion. The motion passed 5-0.

NEW BUSINESS - None

COMMUNICATIONS

Mr. Yandrick provided the following communications:

- Treplus did not submit an appeal on Variance decision.
- Centerville Place – Planning Commission has a Work Session scheduled on October 22 at 6:30 p.m. to discuss. Staff will provide weekly updates. Other expected associated cases include a UDO text amendment, a rezoning, and a possible variance.
 - Commissioners discussed case timing, demolition timing, and public feedback.
- Cornerstone Park may come before the Commission in October.
- There is a Miami Valley Planning and Zoning Workshop on December 6. Commissioners are encouraged and invited to attend. City will pay the registration fees for those interested.
- Introduced Planning Intern Gabe Rhoades.
- Introduced Staff Engineer Taylor Schindler.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 7:40 p.m.



Paul Clark, Chair