

PLANNING COMMISSION
Regular Meeting
J. V. Stone Council Chambers
100 W. Spring Valley Road
Tuesday, November 19, 2019

At 6:00 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, Bill Etson, Jim Durham, Amy Korenyi-Both, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, City Engineer Jim Brinegar, Staff Engineer Taylor Schindler, Council Member John Palcher, Council Member JoAnne Rau, Council Member Mark Engert, City Manager Wayne Davis, Assistant City Manager Mariah Vogelgesang, Communications Director Kate Bostdorff, Assistant City Planner Joey O'Brien, Washington Township Fire Chief Scott Kujawa, Lt. Joe Lavigne, Clerk of Council Teri Davis, and Assistant Clerk of Council Donna Fiori.

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

APPROVAL OF MINUTES

No additions or corrections were submitted for the minutes of the Planning Commission workshop and meeting of October 29, 2019.

MOTION: Mr. Stewart motioned for approval of the minutes of the Planning Commission workshop and meeting of October 29, 2019. Mrs. Korenyi-Both seconded the motion. The motion passed 7-0.

Mr. Clark made a revision to the meeting agenda, moving item 8A to the first item.

NEW BUSINESS

Application P-2019-0033: Replat, Allure, Section 2

Mr. Yandrick presented the staff report for the case. The applicant, Jim Obert, on behalf of the HMA Allure, requested to subdivide the existing lot into two lots. Mr. Yandrick explained the lot split is required to allow the applicant to phase the Community Reinvestment Area (CRA) tax abatement for the development.

Mr. Yandrick indicated City Staff was working with the applicant to follow the UDO and prevent a landlocked parcel. In lieu of a 40' easement, the applicant proposed several alternatives that would suffice with common ownership to both parcels.

Mr. Yandrick indicated City Staff recommended approval of the replat with one (1) condition:

1. The applicant shall work with the City to either create a 40' easement or an acceptable alternative to meet the platting requirements of the UDO, to the satisfaction of the Municipal Attorney.

Mr. Etson inquired where the proposed easement would be located. Mr. Yandrick stated possibly the driveway on the south end of the property or the north. Mr. Clark inquired about the thought process on the north end location. Mr. Yandrick explained this would be similar to the Cornerstone easement in lieu of public road access.

MOTION: Mrs. Korenyi-Both motioned to approve the record plan with the one condition recommended by Staff. Mr. Muzechuk seconded the motion. The motion passed 7-0.

PUBLIC HEARINGS

Application P-2019-0031: Variance, 7300 Far Hills, Bangs Salon (Tabled at October Meeting)

MOTION: Mr. Von Handorf motioned to remove the item from the table. Mr. Muzechuk seconded the motion. The motion passed 7-0.

Mr. Yandrick explained the applicant was still working out agreements with neighboring businesses and requested the item be tabled again.

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

MOTION: Mr. Etson motioned to table case P-2019-0031 without opening the Public Hearing. Mr. Von Handorf seconded the motion. The motion passed 7-0.

Application P-2019-0037: Variance, 481 Willowhurst

Mr. Yandrick presented the staff report for the case, background information, site specifics including photos of neighboring properties with converted garages, and standards of approval. The applicant has requested to reduce the number of garage spaces from the required two to zero. The existing single-car garage was grandfathered.

Mr. Yandrick advised staff recommended approval of requested variance.

Mr. Durham inquired if the existing properties with converted garages had variances granted or building permits. Mr. Yandrick advised there were no variances found related to converted garages. Mr. Durham expressed concern that there is no basis for this variance, and suggested the City instead change the UDO in lieu of granting multiple variances.

Mr. Muzechuk asked if this would be akin to the recent variance approval allowing a six-car garage when the max is four. Mr. Durham explained limiting the max to four is to keep home businesses from opening, whereas the rationale for two is to allow cars to be kept inside. Mr. Yandrick also pointed out it is to keep cars out of driveway so the architecture of the home is viewed from the street rather than cars.

Mr. Clark opened the public hearing.

The applicant and homeowner, Bob Rawnick, addressed Planning Commission. Mr. Rawnick explained he and his wife purchased the home in August and are in the process of renovating the

property. The home was dilapidated, and Mr. Rawnick expressed their work to refurbish the home will in turn improve the neighborhood. Mr. Rawnick also indicated the garage was unusable due to the size of his vehicles.

No one else requested to speak on this matter; Mr. Clark closed the public hearing.

MOTION: Mrs. Korenyi-Both motioned to approve. Mr. Muzechuk seconded the motion. The motion passed 4-3.

Application P-2019-0036: Variance, Centerville Place (Withdrawn)

Ms. Vogelgesang began by presenting an overview of the Centerville Place Plan, which was approved as an amendment to the *Create the Vision* consolidated plan in 2017. Ms. Vogelgesang also provided a timeline outlining key dates, meetings, and interactions with the community related to the current Centerville Place submission.

Ms. Vogelgesang explained Staff initially felt variances were the most appropriate mechanism to accommodate the requested deviations from the Community Center mixed-use overlay. Based upon further analysis, Staff concluded a better approach would be to instead create an entirely new Centerville Place mixed-use overlay. Ms. Vogelgesang indicated the variances outlined in Application P-2019-0036 were incorporated into the Centerville Place overlay, and would be covered as part of the Unified Development Ordinance (UDO) text amendments.

Ms. Vogelgesang further explained that the applicant, Dillin LLC, was supportive of the proposed approach and requested to withdraw the variance application.

Application P-2019-0034: UDO Text Amendment

Ms. Vogelgesang presented the staff report for the case, referring Planning Commission to the two staff reports, labeled UDO Text Amendment and UDO Text Amendment (Supplemental Analysis), which provided a side-by-side comparison.

The applicant, the City of Centerville, proposed to amend the text of the Unified Development Ordinance (UDO) to create a new "Centerville Place" mixed-use overlay district in conjunction with the redevelopment of the Centerville Place shopping center proposed by Dillin LLC. Similar to the existing mixed use overlay districts, the proposed Centerville Place overlay would allow a mixture of complementary land uses including housing, retail, office, and commercial services. Unlike other existing overlays, the Centerville Place overlay would incorporate a unique design approval process, utilizing a new public/private review body, the Architectural Review Committee (ARC), in place of the existing Major Site Plan process. The ARC would also review some items typically submitted as part of the Final Development Plan (FDP) process. The ARC would be charged with implementing the specific design standards put forward by the Centerville Place project.

Ms. Vogelgesang explained the proposed UDO Text Amendment referenced the Centerville Place Design Standards and Centerville Place Comprehensive Sign Plan provided by Dillin LLC. With the Comprehensive Sign Plan, a section from the General Requirements under Section 7 (pgs. 7 & 8) reference the variance option through the ARC. In order to allow a public hearing on

any modification, staff would like to recommend the second condition to the UDO Text Amendment approval.

Staff recommended approval to City Council with two conditions:

1. The Centerville Place Design Standards will be finalized to the satisfaction of the applicant and the municipal attorney.
2. The applicant shall work to amend the Comprehensive Sign Plan to modify the variance section under general requirements to mirror the process in the Centerville Place Design Standards to go through a UDO Text Amendment if any proposal deviates from standards.

Mr. Clark opened the public hearing.

Mr. Liberman municipal attorney made note the applicant for this request is the City of Centerville.

Mr. Dillin, representing Dillin LLC as the developer for Centerville Place spoke on his experience, history, and commitment with this type of project. Mr. Dillin noted this is a long term commitment and a partnership with the community.

Mr. Clark noted an email was received from Lyle Swan on November 13, 2019. An email was also received from Greg Lloyd backing the revitalization of the shopping center with the Centerville Place overlay.

Lyle Swan, 9290 Amchar Ct., provided a PowerPoint presentation as a concerned neighbor and expressed concern with the reduced buffer distances, reduced landscaping criteria, and increased traffic and safety. Mr. Swan indicated he was in possession of a petition with over 100 signatures in support of a non-vehicular connection to the neighborhood. Mr. Swan expressed that the neighbors were looking for compromise with separation, privacy, and safety. Mr. Swan also proposed a representative from an adjoining property to be part of the ARC committee.

Mike Voegele, 9256 Amchar Ct., spoke in opposition to the UDO text amendment. Mr. Voegele explained his property sits at the highest elevation in the neighborhood and requested the mounding be increased in height to 8' or 9' to provide an additional barrier at his elevation. Mr. Voegele also expressed concern about the building height.

Alan Poole, owner of the Centerville License Bureau, spoke in support of the Centerville Place Redevelopment.

Mark Dinvalds, 9253 Mary Haynes Dr., expressed concerns about the height of buildings, privacy, and the affect the Centerville Place development would have on property values. Mr. Dinvalds also asserted that increased traffic would result in increased crime and compromise children's safety. Finally, Mr. Dinvalds questioned the notification process associated with this application and asserted no literature was mailed in reference to this plan. In response, Mr. Yandrick provided additional clarification on communications related to public hearings and the open house in August hosted by the City.

Paula Kaufman, Tranquil Trail, spoke in support of the development.

Patrick Beckel, 11 Virginia Ave., representing the Heart of Centerville business organization spoke in support of the project.

Heidi Liles, 9225 Amchar Ct., indicated she was excited about the changes, but expressed concern about the increased traffic. Ms. Liles expressed her desire for pedestrian access to the neighborhood without vehicular access.

Mitchell Click, 9159 Shawhan Dr., expressed concern about the long term impact the Centerville Place project would have on the neighborhood.

Frank Weikel, 9835 Sheehan Rd., spoke in opposition to the Centerville Place development and UDO Text Amendments. Mr. Weikel cited components of the UDO, and expressed concerns with health and safety, the traffic impact study, setbacks, building height, large format users, signage standards, and parking ratio reductions. Mr. Weikel shared his belief that property values will decrease, based upon discussions with real estate professionals.

Wendy Stall, Joy Elizabeth Dr., expressed concerns about increased traffic and the lack of sidewalks on Joy Elizabeth.

Tom Homan, 1174 Waters Edge Dr., spoke in support of the development.

Kate Bostdorff, Communications Director, discussed communications related to the open house and the ability to sign up for email notifications on the city's website.

Kate Bostdorff, Communications Director read an email from Greg Lloyd, owner of A+ Cleaner in support of the project.

Dale Weikel, 95 Hampton Rd., spoke in opposition to the project citing traffic concerns, the effect on schools, and presence of similar development at Cross Pointe Center.

Marc Tebben, 9171 Stephanie St., expressed concerns about increased vehicular traffic on Joy Elizabeth. Mr. Tebben expressed support for pedestrian and bicycle access.

Ken Hays, 9153 Stephanie St., spoke in support of the project, but expressed concerns with traffic related to the development.

Jim Pollock, 9274 Amchar Ct., expressed concern about the extension of April Lynn to SR 48.

Steve Barnhart, owner of Lock 27, spoke in support of the project.

Adam Murka, Sinclair Community College, spoke in support of the project.

Lt. Joe Lavigne, Centerville Police Department, noted any development needs an ingress/egress for life safety issues.

No one else requested to speak on this matter; Mr. Clark closed the public hearing.

Mr. Von Handorf inquired how the 40' buffer yard verses the 100' was arrived at. Mr. Yandrick explained the 100' buffer yard is required by the Business Planned Development (B-PD) base zoning. The plan proposes to locate new residential uses adjacent to the existing residential neighborhood, which would typically require only a 20' buffer, substantially less than the 40' proposed.

Mr. Von Handorf inquired if a 3:1 slope was needed for maintainability of landscape and whether the intent was to densely landscape. Mr. Brinegar discussed the requirements for 3:1 slope for turf or 2:1 slope for dense landscaping.

Mr. Muzechuk expressed concern with the variety of uses and building types provided by the overlay district. Discussion occurred among commission and Mr. Liberman identified a discrepancy between the draft ordinance and the staff analysis.

Mr. Muzechuk inquired about the minimum standards on the land use table in reference to parking being reduced to 3 spaces per 1,000 sq. ft. and if the balance of the dedicated parking area for these users is set aside for green space or permeable pavers. Stating trading parking spaces for green spaces would not be a good tradeoff for this overlay. Mr. Yandrick stated this was included to give flexibility for public or institutional uses. Mr. Yandrick also shared that complementary parking has been discussed as a means to reduce the parking required.

Mr. Etson inquired about the large office space over 50,000 sq. ft., and whether it would be one user or divided among various users. Mr. Durham requested to hear the city attorney's opinion. Mr. Liberman stated the proposal would allow a large office greater than 50,000 sq. ft. Mr. Yandrick concurred the space could be utilized by one or multiple users.

Mr. Etson inquired of Mr. Dillin if there was sufficient space proposed to support a large office space greater than 50,000 sq. ft. Mr. Dillin stated building G in the drawing could support a user of that size.

Mr. Von Handorf discussed a draft condition that would address the mound between existing residential and proposed residential. Mr. Liberman questioned if this condition should be included in the FDP. Mr. Durham suggested it would be appropriate to hone specific to this particular site and would make sense in this situation.

Further discussion occurred on the particulars of the mound condition and that the text would be changed per the municipal attorney's guidance. Mr. Liberman commented that the mound condition could be written in after chart 9.07.

Mr. Von Handorf asked Mr. Dillin to comment on the feasibility of the proposed mound condition. Mr. Dillin indicated the proposed condition should be workable.

Mr. Durham notified those present that the traffic and connectivity would be relevant later during the PDP and FDP discussions.

MOTION: Mr. Von Handorf motioned to recommend approval of the UDO Text Amendment with the two staff conditions and add a third condition stating a 40' rear setback is acceptable between the residential uses of the overlay district and the existing residential uses, provided a densely landscaped mound to 8' above existing finished floor elevations. Mr. Durham seconded the motion. The motion passed 7-0.

Application P-2019-0035: Rezoning, Larry Dillin, Centerville Place

Ms. Vogelgesang presented the staff report including an application summary, property description, standards of approval, and staff analysis.

The applicant, Larry Dillin, representing Dillin LLC and Queen City Lease Management (owner), requested a zoning map amendment to replace the existing Community Center mixed-use overlay district with the Centerville Place Overlay District to facilitate implementation of the Centerville Place redevelopment project.

Staff recommended approval to the City Council with one (1) condition

1. The Text Amendments to the UDO creating the Centerville Place Overlay District shall be adopted by Centerville City Council.

Mr. Clark opened the public hearing.

Mr. Dillin, representing Dillin LLC provided a PowerPoint presentation related to the Centerville Place development.

No one else requested to speak on this matter; Mr. Clark closed the public hearing.

MOTION: Mr. Durham motioned to recommend approval of the zoning map amendment with one condition. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

Mr. Clark requested a 10-minute break.

Application P-2019-0028: Preliminary Development Plan, Larry Dillin, Centerville Place

Mr. Yandrick presented the staff report including application summary, standards for approval, staff analysis, and staff recommendations. The applicant, Larry Dillin submitted a proposal to redevelop the existing Centerville Place Shopping Center into a mixed-use, New Urbanism development. The proposed plan would include retail, commercial and office space on the eastern half of the property (Phase 1) with multi-family residential and open space on the western half of the property (Phase 2).

This PDP proposal was similar to the Centerville Place Plan adopted by City Council in 2017 as an amendment to the *Create the Vision* Comprehensive Plan.

Mr. Yandrick explained there were seven conditions recommended by Staff. The applicant can work with Staff and other agencies to resolve outstanding concerns related to overall site design, public infrastructure, and utilities.

Staff recommended approval of the Preliminary Development Plan with the following seven (7) conditions:

1. The applicant shall participate financially in the construction of roadway improvements required as a result of this development per the approved Traffic Impact Study and the discretion of the City Engineer. Full payment for the applicant's share of the improvements shall be due prior to the issuance of zoning and building permits.
2. Bicycle parking shall be provided per UDO requirements.
3. Per Article 9.47 of the UDO, parkland dedication is required. The applicant shall provide 2.30 acres of parkland via land dedication, payment of a fee-in-lieu, private open space, or a combination thereof. Any modifications to the number of residential units shall alter the Parkland Dedication Requirement to the satisfaction of the City Planner.
4. The final design of stormwater management infrastructure shall be approved to the satisfaction of the City Engineer.
5. Detailed comments from the City Engineering Division shall be incorporated into the final development plan, record plan and construction documents as appropriate subject to approval by the City Engineer.
6. Detailed comments from the Washington Township Fire Department shall be incorporated into the final development plan, record plan and construction documents as appropriate subject to approval by the Fire Chief.
7. Detailed comments from Montgomery County Water Services and other utility companies shall be incorporated into the final development plan, record plan and construction documents as appropriate subject to approval by the City Engineer.

Mr. Clark opened the public hearing.

Mr. Dillin, representing Dillin LLC, offered to answer any questions. There were none.

Lyle Swan, 9290 Amchar Ct., requested clarification about whether all comments from earlier in the evening in reference to traffic and connectivity were noted and on the record. Mr. Durham assured all comments are still noted.

Frank Weikel, 9835 Sheehan Rd., expressed concern about the increased traffic and the financial burden on schools.

Mike Voegele, 9256 Amchar Ct., spoke in opposition to Planning Commission hearing PDP and FDP cases in the same night, as well as having a vehicular extension of Joy Elizabeth due to safety concerns.

No one else requested to speak on this matter; Mr. Clark closed the public hearing.

Mr. Durham asked staff for a response to the concerns being raised about Joy Elizabeth. Mr. Brinegar stated the traffic impact study (TIS) was completed, and staff was working on timing and details of the report. Mr. Brinegar inquired of the residents if sidewalks would address concerns related to Joy Elizabeth. Mr. Swan stated sidewalks might help depending on their location. Mr. Brinegar indicated the City understood the concerns and was willing to look at different options.

Mr. Durham asked Mr. Dillin to address some of the traffic concerns. Mr. Dillin expressed his concern for the safety of existing and new residents. James Paresi, designer for Dillin LLC, discussed traffic calming measures in the plan. Mr. Paresi reviewed renderings of plans and discussion occurred in reference to the buffer mounding and landscaping.

Katie Dillenbirger with Bayer Becker spoke regarding the TIS and potential improvements, including modification to traffic signals and adding right turn lanes.

Mr. Von Handorf agreed the proposed routes and angled parking would serve to mitigate traffic concerns.

Mr. Von Handorf inquired about stop sign locations. John Del Verne, Civil Engineer for Bayer Becker discussed stop sign placement. Discussion occurred on traffic slowing measures.

Mr. Dillin suggested improvements along Joy Elizabeth related to the TIS were the subject of ongoing discussions.

Mr. Clark opened the public hearing.

Lyle Swan, 9290 Amchar Ct., expressed concern surrounding the ingress/egress of the parking garage and suggested Planning Commission consider one-way access through the neighborhood.

Mike Voegele, 9256 Amchar Ct., asked Planning Commission to consider requiring stop signs at intersections near the townhomes.

Mr. Yandrick stated that street design and overall compatibility are addressed during the PDP. Specific issues related to the TIS would be addressed by the FDP.

No one else requested to speak on this matter; Mr. Clark closed the public hearing.

MOTION: Mr. Von Handorf motioned to approve subject to the seven staff conditions. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

Application P-2019-0029: Final Development Plan, Larry Dillin, Centerville Place

Mr. Yandrick presented the staff report including application summary, standards for approval, staff analysis, and staff recommendations. The applicant, Larry Dillin, submitted a proposal to redevelop the existing Centerville Place Shopping Center into a mixed-use, New Urbanism development. The proposed plan would include retail, commercial and office space on the eastern half of the property (Phase 1) with multi-family residential and open space on the western half of the property (Phase 2).

This FDP proposal was similar to the Centerville Place Plan adopted by City Council in 2017 as an amendment to the *Create the Vision* Comprehensive Plan.

Mr. Yandrick explained there were 12 conditions recommended by Staff. The applicant can work with Staff and other agencies to resolve outstanding concerns related to overall site design, public infrastructure, and utilities.

As proposed, the overall density, product type, and development pattern were reasonably consistent with the PDP and Centerville Place Master. Therefore, Planning Staff recommended the application be approved for City Council review. Planning staff offered the following (12) conditions for Planning Commission consideration:

1. An approval of this Final Development Plan is contingent on the Centerville Place Overlay District (CPOD) being rezoned and adopted for the subject property by City Council.
2. A Subdivider's Agreement, Development Agreement, or other legal arrangement shall be executed that establishes financial commitment for the construction of all public infrastructure prior to recording any plat document in association with this Final Development Plan.
3. Prior to the recording of Record Plat, final construction documents for public improvements must be approved by the City Engineer.
4. The record plat for the Centerville Place development must be approved by City Council and recorded by Montgomery County before zoning certificate is issued.
5. Public/private construction access, construction timing of public & private improvements, and maintenance of traffic on public roads shall be at the discretion of the City Engineer.
6. The final design of stormwater management infrastructure shall be in accordance with Article 9.35 of the UDO.
7. The Traffic Improvement Study (TIS), proposed improvements and relevant off-site improvements shall be approved by the City Engineer.
8. Applicant shall work with the City Staff on appropriate alignment on Public Right-Of-Way.
9. Applicant is responsible for coordination with neighboring properties on access, utilities and additional improvements related to this development.
10. Detailed comments from the Washington Township Fire Department shall be incorporated into the record plan and construction documents as appropriate subject to approval by the Fire Chief.

11. Detailed comments from the Engineering Division shall be incorporated into the record plan and construction documents as appropriate subject to approval by the City Engineer.
12. Detailed comments from Montgomery County Environmental Services and other utility companies shall be incorporated into the record plan and construction documents as appropriate subject to approval by the City Engineer.

Mr. Yandrick stated the condition Mr. Von Handorf created in the UDO text amendment should be incorporated into the FDP.

Ms. Korenyi-Both asked Mr. Yandrick to discuss condition #9. Mr. Yandrick stated this is related to commercial neighbors of the development (i.e. Kroger). Mrs. Korenyi-Both questioned whether commercial neighbors should be specified in the condition. Mr. Liberman suggested Planning Commission add the word "commercial" to condition #9.

Discussion occurred regarding the intent of condition #7. Mr. Brinegar stated the condition is meant to further develop the TIS with changes that have been identified and additional items that may need to be done. Mr. Durham inquired if it was appropriate to include the specific streets in the condition. Mr. Liberman felt this could be added but the applicant may object. Mr. Durham asked Mr. Dillin if a broad statement referencing specific streets would be acceptable. Mr. Dillin agreed.

Mr. Durham discussed adding condition #13 reference the mounding requirements from the UDO.

Mr. Clark asked Mr. Yandrick to define 0' setback. Mr. Yandrick explained it is similar to the Uptown district with buildings being close to the road.

Mr. Clark inquired on the height of the architectural tower in the green space.

Mr. Clark opened the public hearing.

Mr. Dillin stated the height of the architectural tower would be 75'.

Mr. Clark inquired about the parking garage. Mr. Dillin stated the parking garage would be for use of people living in apartments or condos or potential offices. During the day, the garage could be used by retail workers. Mr. Dillin stressed the garage is not anticipated to be a huge parking structure and it is in the concept phase.

Mr. Clark inquired about the sign size standard brought up earlier being three times the current standard. Mr. Paresi indicated no signs of that size were planned for the development. Mr. Paresi discussed a monument sign at the entrance to the center, but no pylon signs. Mr. Dillin discussed limiting size and placement of signs on buildings and reiterated the desire for a monument sign at the entrance.

Mike Voegele, 9256 Amchar Ct., expressed concern with the FDP when there have been inconsistencies and ambiguity in the information. Mr. Voegele also expressed his frustration that

the concerns of the neighbors and their petitions were not being heard by members of Planning Commission.

Mr. Yandrick thanked the public for participating in this process and asserted input from the neighbors influenced some of the decisions Planning Commission made.

Mr. Clark pointed out Planning Commission listened to Mr. Voegele's concern about his backyard and revised a condition to address the issue. Mr. Clark asserted Planning Commission listened to the concerns about streets and the civil engineers have discussed that they are still looking at stop signs and various options. Mr. Clark pointed out that he specifically inquired about the concerns Mr. Weikel addressed and credited Mr. Durham with similarly requesting additional information from the applicant.

Mr. Voegele expressed concern about receiving such a large submission a few days before the Planning Commission meeting. Mr. Clark shared that Planning Commission received the packet on Friday which is the standard time Commission receives it. Ms. Korenyi-Both confirmed this.

Frank Weikel, 9835 Sheehan Rd., expressed concern with the PDP and FDP being heard at the same time, and requested Planning Commission consider tabling the FDP.

Mr. Dillin introduced Brady Harding lead architect. Mr. Harding inquired about the wording of condition # 3, prior to the recording of Record Plat; final construction documents for public improvements must be approved by the City Engineer. Mr. Harding requested clarification as to what construction documents are referenced. Mr. Brinegar stated City Staff review the public infrastructure plans to verify all easements are in place. Discussion occurred and Planning Commission concluded that this was a standard condition.

Ms. Korenyi-Both reminded everyone that the items voted on would be going to City Council for approval.

Mr. Durham commented that a lot of attention has been paid to this project and agreed that having a PDP and FDP in one night is unusual. Mr. Durham indicated the proposal for Centerville Place closely mirrors the 2017 task force recommendations, which were adopted by City Council. Mr. Durham noted he was on the 2017 task force, which was open for the public to participate. Mr. Durham wanted to acknowledge there is a lot of hard work done by the volunteers of the Planning Commission.

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

MOTION: Mr. Durham motioned to approve with the following modifications to conditions #1, #7, #9 and adding a thirteenth condition:

1. An approval of this Final Development Plan is contingent on City Council adopting the Centerville Place Overlay District (CPOD) and the city council rezoning the subject property CPOD.

7. The Traffic Improvement Study (TIS), proposed improvements and relevant off-site improvements shall be approved by the City Engineer including on Joy Elizabeth to Normandy Lane and on April Lynne to Spring Valley.
9. Applicant is responsible for coordination with neighboring commercial properties on access, utilities and additional improvements related to this development.
13. The mounding requirements included in the UDO Text Amendment for CPOD are explicitly included as a condition of this approval.

Mr. Stewart seconded the motion. The motion passed 7-0.

OLD BUSINESS

Mr. Clark indicated there was no old business.

NEW BUSINESS

Adopt 2020 Planning Commission Meeting Calendar

Mr. Yandrick presented the proposed meeting calendar which was included in the Planning Commission meeting packet. He noted the November meeting is the same week as Thanksgiving.

Mr. Durham expressed concern about the November meeting being the same week as Thanksgiving and suggested that meeting be moved up to November 19 instead.

Mr. Von Handorf pointed out that the March meeting is during Spring Break week, but that might not affect everyone.

MOTION: Mr. Durham motioned to adopt the 2020 Planning Commission Meeting Calendar with two adjustments, moving the March meeting to March 24, and moving the November meeting to November 17. Mr. Stewart seconded the motion. The motion passed 7-0.

COMMUNICATIONS

Mr. Yandrick provided the following communications:

- Introduced Assistant Planner Joey O'Brien
- Introduced Assistant Clerk of Council/Planning Secretary Donna Fiori.
- Currently outside of variance for Bangs, possibly no meeting for December.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 10:05 p.m.



Paul Clark, Chair