

Centerville City Council
Centerville Planning Commission
Joint Meeting
January 12, 2015

The Council of the City of Centerville and the Centerville Planning Commission met in Joint Session on Monday, January 12, 2015, at 6:00 P.M. in the Law Library of the Centerville Municipal Building.

Planning Commission:

Chairman Paul Clark, Chairman
Jim Briggs
Jim Durham
William Etson
Amy Korenyi-Both
Robert Muzechuk
Kevin Von Handorf

City Staff:

Mayor C. Mark Kingseed
Deputy-Mayor Brooks Compton
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
John Palcher
JoAnne Rau
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
Economic Development Administrator Nathan Cahall
Public Works Director Doug Spitler
City Planner Andrew Rodney
Planner Mark Yandrick
Municipal Attorney Scott Liberman

Visitor: Katie Wright of WHIO

Representing Mills Development were Jerad Barnett, President and CEO of the Mills Development Companies, and also Todd Duplain, the Vice-President of Development. The purpose of the meeting was to introduce the preliminary concepts for a project redeveloping the 14.5 acre Showcase Cinema site that has been vacant for over seven years into a modern multi-family development with 237 one, two and three bedroom units. The presenters wanted initial feedback for the concept from Council and the Planning Commission. Because of the considerations associated with the density and the requirement for connectivity to the shopping center, support for a rezoning would be needed.

Using a series of slides, Mr. Barnett explained the plan for these upscale units aimed at young

professionals who desire a maintenance-free lifestyle. The preliminary drawings showed five multi-story buildings in an apartment complex having amenities such as a pool, pedestrian walkways, a dog park, green space, balconies, common areas and connectivity to Cross Pointe Center. About 35% of the property would remain open green space, although the overall density would be about 16 units per acre. The presenters compared this density to Austin Landing, The Landing in Beavercreek and the Bridge Street project in Dublin.

The developers had approached Don Wright of Cross Pointe Center who was supportive of the idea of connecting the apartments to the shopping center. They understand that they can mutually benefit each other. The Community Reinvestment Area (CRA) program would be available to be used for this project. At this time no serious objections were raised.

Dr. Gresham noted that a development such as this is a process. By working through the process, a better final product is achieved, even if it is different from the original concept.

Approved C. Mark Kingseed
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Mayor

Debra A. James
Debra A. James
Clerk of Council