

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, October 30, 2018

At 7:00 p.m., Mr. Clark called the meeting to order and led the Pledge of Allegiance.

ATTENDANCE

Members Present: Paul Clark, Amy Korenyi-Both, James Durham, Bill Etson, Robert Muzechuk, and Don Stewart.

Also present were Cornerstone Developers, Ltd. Representative Robert L. Hall, III, City Planner Andrew Rodney, Planner Mark Yandrick, Municipal Attorney Scott Liberman, Assistant City Manager Mariah Vogelgesang and Secretary to the City Manager Holly Bricker.

Members Absent: Kevin Von Handorf

EXCUSE ABSENT MEMBERS

MOTION: Mr. Etson made a motion to excuse the absence of Mr. Von Handorf, who notified staff in advance of his absence. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

APPROVAL OF MINUTES

No additions or corrections were submitted for the minutes of the Planning Commission meeting of August 28, 2018.

MOTION: Mr. Stewart made a motion for approval of the minutes of the Planning Commission meeting of August 28, 2018. Mr. Muzechuk seconded the motion. Mr. Etson and Mr. Durham abstained. The motion passed 4-0.

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

PUBLIC HEARINGS

Mr. Rodney related that there were no public hearings.

OLD BUSINESS

Mr. Rodney related that there was no old business to discuss.

NEW BUSINESS

Application P-2018-0021: Major Site Plan for New Self-Storage Buildings

Mr. Rodney related that he had a conversation with a representative of the applicant and they indicated agreement with staff to table their application to the November 27, 2018 Planning Commission Meeting.

MOTION: Mr. Durham made a motion to table Application P-2018-0021, Major Site Plan for New Self-Storage Buildings to the November 27, 2018 Planning Commission Meeting. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Application P-2018-0020: Major Site Plan Building B in Cornerstone Village

Mr. Rodney reviewed the staff report for Application P-2018-0020: Major Site Plan for Building B in Cornerstone Village. The applicant, Cornerstone Developers, Ltd., proposes to construct a new 6,000 square foot two-tenant commercial building at 5240 Cornerstone North Boulevard.

Mr. Rodney presented a PowerPoint presentation depicting the location of the building in the Cornerstone development and some of the additions/changes that are being made as part of the construction of the building.

Mr. Rodney related that the application meets the standards of approval for a Major Site Plan, and the proposed parking lot layout, hardscape design, lighting, and landscaping are consistent with the City's Unified Development Ordinance requirements where applicable. The architectural style and exterior materials palette is also consistent with the other existing buildings in the Cornerstone Village area. Staff recommends approval of the application with the condition that all review comments from the Public Works Department and other review agencies be incorporated into the final construction drawings to the satisfaction of the City Planner and City Engineer.

Representing Cornerstone Developers, Ltd., 3445 Newmark Drive, Miamisburg, Ohio, Mr. Hall thanked Mr. Rodney for his recommendation for approval with the one condition.

In response to Ms. Korenyi-Both's question/concern, clarification was given relative to the decorative 7' x 7' script "C" being incorporated on the building and throughout the development.

In response to Mr. Etson's question, both Mr. Rodney and Mr. Hall noted that the door on the East elevation would most likely be used by employees and/or delivery personnel but could not be certain until tenant drawings are completed.

In response to Mr. Clark's question, Mr. Hall related that he believes the intent for Building B is to be retail.

Hearing no further questions, Mr. Clark closed public comment.

Ms. Korenyi-Both reiterated her concerns with incorporating the decorative 7' x 7' script "C" on the building and asked other Planning Commission members for their thoughts. Mr. Muzechuk felt it was appropriately placed and fits well where the building is located. In response to Mr. Etson's question, Mr. Hall related that the script C has already been incorporated in the gable element of Shoppes II and at Shoppes I.

MOTION: Mr. Korenyi-Both made a motion to approve Application P-2018-0020, Major Site Plan for Building B in Cornerstone Village with the condition that all review comments from the Public Works Department and other review agencies be incorporated into the final construction drawings to the satisfaction of the City Planner and City Engineer. Mr. Muzechuk seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Rodney provided the following communications:

- Information on the 32nd Annual Miami Valley Planning & Zoning Workshop as well as an article by Adam Lovelady on Quasi-Judicial Decision Making was included in Planning Commission packets.
- Introduced Mariah Vogelgesang, Assistant City Manager
- Currently Property Maintenance Code appeals are heard by the Property Review Commission, but in an effort to streamline processes, staff is recommending the Planning Commission hear these appeals, since they rarely come up.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 7:23 p.m.



Paul Clark, Chair