

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, January 29, 2019

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 Eton, Robert Muzechuk, Kevin Von Handorf, and Don Stewart.

Also present were representatives of all four cases before Planning Commission, City Planner Andrew Rodney, Planner Mark Yandrick, Municipal Attorney Scott Liberman, and Assistant Clerk of Council Teri Davis.

APPROVAL OF MINUTES

No additions or corrections were submitted for the minutes of the Planning Commission meeting of December 18, 2018.

MOTION: Mr. Von Handorf made a motion for approval of the minutes of the Planning Commission meeting of December 18, 2018. Mr. Muzechuk seconded the motion. Mr. Stewart and Ms. Korenyi-Both abstained. 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-2019-0001: Accessory Structure/RV Parking Variances, 7150 Bigger Lane

Mr. Rodney related that there was one public hearing regarding Case No. P-2019-0001, a request made by applicant Brian Timmerman for Accessory Structure and RV Parking Variances at 7150 Bigger Road.

Mr. Yandrick presented the staff report with a presentation of the requested variances, location and zoning maps, zoning designation, plot plan, existing landscaping, staff analysis, and standards of approval.

Mr. Yandrick advised Staff recommends as follows:

- Variance No. 1, to allow a 1,356 square foot accessory building on site – Approve without condition
- Variance No. 2, to allow six (6) garage spaces – Deny

- Variance No. 3, to allow recreation vehicle parking in rear yard – Approve with one condition – Plant screening and landscaping for RV Pad be subject to approval by City Planner

Mr. Clark opened the public hearing at 7:14 p.m.

Applicant Brian Timmerman addressed Planning Commission citing the low density of the area and noting other properties in the neighborhood with out-buildings of similar size and capacities. Mr. Timmerman contended his request is in keeping with the nature of the neighborhood.

With no one else requesting to speak on this matter, Mr. Clark closed the public hearing at 7:25 p.m.

The Commissioners discussed various aspects of the case including how variances No. 1 and No. 3 would not be needed were this an attached garage, the unique aspects of the neighborhood, whether the recommendation to deny variance No. 2 was due to concerns with establishing a precedent, previous similar denials for rear yard RV parking, and whether property size was ever considered in the decision to limit parking spaces to four. Mr. Liberman spoke to the history of the addition of the parking space limitations which were created upon approval of the UDO in 2008. Mr. Durham and Mr. Clark concurred and added that the limitations were created at the direction of the City Council.

MOTION: Mr. Durham made a motion to approve Variance No. 1, to allow a 1,356 square foot accessory building on site. Mr. Etson seconded the motion. The motion passed 7-0.

MOTION: Mr. Etson made a motion to approve Variance No. 2, to allow six (6) garage spaces. Mr. Muzechuk seconded the motion. The motion failed 1-6.

MOTION: Mr. Durham made a motion to approve Variance No. 3, to allow recreation vehicle parking in rear yard. Ms. Korenyi-Both seconded the motion. The motion passed 6-1.

Mr. Rodney summarized the results for the applicant and explained the appeals process.

OLD BUSINESS

Application P-2018-0021: Major Site Plan for New Self-Storage Buildings, 948 E. Franklin

MOTION: Mr. Von Handorf made a motion to remove the item from the table. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

Mr. Rodney presented the staff report with a presentation of the existing conditions, proposed site plan, site grading, proposed landscaping, proposed architecture, staff analysis, and standards of approval.

Mr. Rodney advised Staff recommends Approval with the seven following conditions:

1. The proposed storage building nearest to Clys Road shall include an exterior of brick, stone, split-face concrete block, or some combination thereof.

2. In accordance with UDO requirements, the Planning Commission hereby approves the use of metal siding as an exterior building material for the two remaining proposed storage buildings. Such metal siding shall be painted or coated. Bare, galvanized metal is prohibited.
3. Landscaping along Clyo Road shall include five (5) canopy trees and 23 shrubs in accordance with UDO requirements.
4. Landscaping along the south property line shall include five (5) canopy trees, 10 understory trees, and 15 shrubs in accordance with UDO requirements.
5. Building lighting shall meet the full-cutoff shielding requirements of the UDO.
6. Use of the shared driveway along Clyo Road for the proposed use shall not – in any way – impede the normal operation of the City of Centerville Public Works Facility. Any impediment deemed hazardous by the City of Centerville shall be removed immediately upon notification from the City.
7. All other relevant comments from the City Planner, City Engineer, WTFD Fire Marshal, and all other review agencies shall be incorporated into the construction documents to the satisfaction of the City Planner, City Engineer, WTFD Fire Marshal, and all other relevant review agencies.

The Commissioners discussed the necessity and enforceability of condition No. 6. Mr. Liberman and Mr. Rodney recommended the condition remain.

Mr. John Ruffolo, representing the property owners, addressed Planning Commission, noting no issues with Conditions No. 2, 3, 5, or 7. Mr. Ruffolo suggested Condition No. 4, with regard to landscaping, should be in keeping with the landscaping done on the City's adjacent property. Mr. Ruffolo affirmed the property owners' willingness to negotiate a use agreement with regard to the shared access drive. Mr. Ruffolo raised an issue with regard to Condition #1 which requires a masonry exterior and provided photos of the proposed exteriors.

Mr. Durham requested modification of the wording for Condition No. 6.

Mr. Liberman provided the following language for Condition No. 6: A mutual agreement, satisfactory to both parties, is reached regarding use and maintenance of the shared driveway along Clyo Road.

The Commissioners discussed the issues raised by Mr. Ruffolo with regard to Conditions No. 1 and No. 4. Mr. Rodney indicated a willingness to seek a compromise on the masonry requirement. Mr. Ruffolo and the owners also affirmed a willingness to compromise.

MOTION: Mr. Durham made a motion to approve with the changes to Condition No. 6 as stated by Mr. Liberman and with a modification to Condition No. 1 that Staff and applicant reach an

agreement with regard to a masonry base. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

NEW BUSINESS

Application P-2019-0004: Minor Site Plan, 7150 Bigger Lane

Mr. Yandrick presented the staff report with a presentation of maps, zoning approval process, proposal specifications, architectural plans, staff analysis, and standards of approval.

Mr. Yandrick advised Staff recommends approval without conditions. The Applicant made no further comments.

MOTION: Ms. Korenyi-Both made a motion to approve Application P-2019-0004, Minor Site Plan. Mr. Muzechuk seconded the motion. The motion passed 7-0.

Application P-2019-0002: Record Plat, 261 E. Alex Bell Road

Mr. Rodney presented the staff report with a presentation site photos.

Mr. Rodney advised Staff recommends approval with the following condition:

1. All underground stormwater infrastructure located within Lot 1 shall be encumbered within an easement of at least 10 feet in width to the satisfaction of the City Engineer.

Applicant Mr. Michael Paolucci addressed Planning Commission explaining that essentially the request is to split one lot into four and indicating a willingness to comply with the condition stipulated by Mr. Rodney.

MOTION: Mr. Stewart made a motion to approve Application P-2019-0002, Record Plat with the condition stipulated by Staff. Mr. Von Handorf seconded the motion. The motion passed 7-0.

COMMUNICATIONS

Mr. Rodney provided the following communications:

- The February meeting agenda will include a Loop Road dedication and a pylon sign variance.
- At the February meeting, Planning Commission will be asked to appoint a member to the Housing Council. Mr. Liberman explained the function and make-up of the committee.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 8:14 p.m.



Paul Clark, Chair