

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, February 26, 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 was Robert Hall representing Cornerstone Developers, City Planner Andrew Rodney, 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 January 29, 2019.

MOTION: Mr. Stewart made a motion for approval of the minutes of the Planning Commission meeting of January 29, 2019. Mr. Von Handorf seconded the motion. The motion passed 7-0.

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

PUBLIC HEARINGS

Application P-2019-0003: Sign Variances, 5181 Cornerstone North Blvd.

Mr. Rodney presented the staff report with a presentation of the approved Preliminary Development Plan, project specifications, requested variances, site history, staff analysis, and standards of approval. Applicant is requesting the following variances:

1. To exceed the maximum permitted ground sign height.
2. To exceed the maximum permitted ground sign area.
3. To exceed the maximum permitted quantity of ground signs on the premises.
4. To permit off-premise advertising.

Mr. Rodney advised Staff recommends Approval with the following five (5) conditions:

1. All Variances shall apply solely to the Village-area secondary pylon sign as proposed and shall in no way impact any other signs permitted on the subject property.
2. Off-premise advertising on the Village-area secondary pylon sign shall be limited solely to those businesses occupying space within the Village at Cornerstone.
3. All other forms of off-premise advertising shall remain prohibited.
4. Any tenant with signage on the Village-area secondary pylon sign shall not be permitted a permanent ground sign on their individual premises. The ground sign area ordinarily

permitted on the premises may be exchanged for an additional wall sign in accordance with UDO Article 9.51.

5. The Applicant – to the extent known – shall submit the business names to be advertised on the Village-area secondary pylon sign along with any application for zoning or building permits for the sign's construction.

Mr. Clark opened the public hearing at 7:10 p.m.

Applicant Robert Hall addressed Planning Commission acknowledging Cornerstone Developers, Ltd. takes no exceptions to the recommended conditions. Mr. Hall provided no further comment.

With no one else requesting to speak on this matter, Mr. Clark closed the public hearing at 7:14 p.m.

With no further discussion of the matter by the Board, Mr. Clark called for a motion.

MOTION: Mr. Von Handorf made a motion to approve the variance with conditions recommended by staff. Mr. Muzechuk seconded the motion. The motion passed 7-0.

Unified Development Ordinance Amendment

Mr. Rodney presented the staff report explaining the mission and history of the Property Review Commission (PRC). He noted Planning Commission is the most appropriate body to absorb the PRC function, and the amendment to the Ordinance is written to that effect.

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

With no further discussion of the matter, Mr. Clark called for a motion.

MOTION: Mr. Durham made a motion to approve the UDO amendment. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

OLD BUSINESS

There was no old business before the Board.

NEW BUSINESS

Appointment to Centerville Housing Council

Mr. Rodney presented the staff report explaining the mission of the Community Reinvestment Area (CRA) Housing Council. Mr. Rodney advised City Council has requested Planning Commission appoint Mr. Richard Morrison to the committee.

MOTION: Mr. Durham made a motion to appoint Mr. Richard Morrison to the CRA Housing Council. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

COMMUNICATIONS

Mr. Rodney provided the following communications:

- Status of the Cornerstone Multi-Family and Senior Living Developments.
- MVCC Planning Commission and BZA Member training opportunity.
- The Planning Commission invite to attend the City Council August 12 Workshop session.
- The anticipated items on the March Planning Commission meeting agenda.
- A review of the Architectural Preservation District (APD) Visioning Committee's first meeting on February 25, 2019.

The Committee discussed statuses and updates regarding several APD and other area properties.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 7:55 p.m.



Paul Clark, Chair