

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, April 30, 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 Etson, Robert Muzechuk, Kevin Von Handorf, and Don Stewart.

Also present were Jim Obert representing The Allure, Interim City Planner Mark Yandrick, Municipal Attorney Scott Liberman, City Manager Wayne Davis, Assistant City Manager Mariah Vogelgesang, Economic Development Administrator Holly Christmann, 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 March 26, 2019.

MOTION: Ms. Korenyi-Both made a motion for approval of the minutes of the Planning Commission meeting of March 26, 2019. Mr. Muzechuk 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-2019-0011: Sign Variance, 6751 Loop Road.

Mr. Yandrick presented the staff report with a presentation of the project specifications, requested variances, staff analysis, and standards of approval. Applicant is requesting the following variance for two wall signs:

1. To permit a wall or projecting sign face area of up to 73.5 square feet.

Mr. Yandrick advised Staff recommends Approval with the following two (2) conditions:

1. The proposed two signs on Building #4 shall be of the same approximate sign area, height, and location as provided in the submittal documents stamped February 26, 2019.
2. No other wall or projecting signs shall be placed on the buildings of the subject property other than the approvals granted for signs on buildings #4 and #7.

Mr. Clark opened the public hearing.

Applicant Jim Obert addressed Planning Commission explaining the signage size needs relative to the rate of speed of passing traffic. He indicated no issue with Staff's conditions. Mr. Obert provided no further comment.

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

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

MOTION: Mr. Stewart made a motion to approve the variance with conditions recommended by staff. Mr. Muzechuk seconded the motion. The motion passed 5-2.

OLD BUSINESS

There was no old business before the Board.

NEW BUSINESS

**Application P-2019-0012: Replat, 5240, 5244, 5250 Cornerstone North Boulevard
(Cornerstone Section 6).**

Mr. Yandrick advised the applicant had submitted a request to table this item.

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

COMMUNICATIONS

- City Manager Wayne Davis and Assistant City Manager Mariah Vogelgesang addressed Planning Commission with an update regarding the purchase process and agreement for the Cornerstone North park property. A Clean Ohio grant application will be submitted to cover the purchase cost. Contingencies are in place if the grant is not awarded.

Mr. Yandrick provided the following communications:

- 855 Fernshire appeal will be heard by City Council on May 6.
- Requested Commissioners to advise Staff if there are any meeting-schedule conflicts over the summer.
- The anticipated items on the May Planning Commission meeting agenda.
- The meeting last week with residents regarding the Centerville-Kettering boundary adjustment; there will be a replat and rezone before Planning Commission at a future meeting.
- An update of the Architectural Preservation District (APD) Visioning Committee's progress toward creating a final vision statement.

Mr. Muzechuk requested guidance from City Council regarding the recent news article and Council response to staff turn-over and how Planning Commission should proceed. Mr. Yandrick advised Planning Commission should continue to reference the UDO.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 7:56 p.m.



Paul Clark, Chair