

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, May 21, 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, and Kevin Von Handorf.

Also present were Interim City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Economic Development Administrator Holly Christmann, Assistant Engineer Alisha Burcham, and Assistant Clerk of Council Teri Davis.

EXCUSE ABSENT MEMBERS

MOTION: Ms. Korenyi-Both made a motion to excuse Donald Stewart from the meeting. Mr. Von Handorf 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 April 30, 2019.

MOTION: Mr. Muzechuk made a motion for approval of the minutes of the Planning Commission meeting of April 30, 2019. Mr. Durham seconded the motion. The motion passed 6-0.

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

Mr. Clark made a revision to the meeting agenda, moving Item 8C to the first item.

NEW BUSINESS

Application P-2019-0017: Major Site Plan, 94 Compark Road.

Mr. Yandrick presented the staff report with a presentation of the project proposal, site specifics, staff analysis, and standards of approval. Applicant is proposing a 2,100 sf addition at the rear of the property, a 2,000 sf accessory building at the rear of the property, paving the rear lot, and overall site improvements to include landscaping and lighting. Mr. Yandrick pointed out a discrepancy between two plan submittals with regard to the building addition base.

Mr. Yandrick advised Staff recommends Approval with the following ten (10) conditions:

1. Per Article 9.53 (C)(2)(c)(ii) of the Unified Development Ordinance, Planning Commission specifically approves the use of metal as a building cap material.
2. Per Article 9.53 (C)(2)(c)(iii) of the Unified Development Ordinance, Planning Commission specifically approves the use of metal as a building façade material.
3. The applicant shall work with City Staff on a landscape plan that aligns with the

- requirements of the Unified Development Ordinance.
4. The applicant shall work with City Staff on a lighting plan that aligns with the requirements of the Unified Development Ordinance.
 5. Detail plan review comments from Engineering office shall be incorporated into the civil construction plans submitted after Planning Commission approval, and subject to approval of the City Engineer. An Ohio-licensed professional engineer is to stamp, sign and date the plans.
 6. The engineer of record is to field-inspect, provide as-builts, and certify compliance with all drainage facilities on the approved plans.
 7. The engineer of record is to certify compliance with stormwater runoff assumptions per the Stormwater Plan submitted. Plan shall comply with section 9.35 of the UDO. Provide overland flow map for 100 year storm.
 8. The applicant shall provide storm sewer calculations for approval of the City Engineer.
 9. The applicant shall show downspout tie-ins to proposed storm sewer within the plans.
 10. Applicant to provide proper screening for trash dumpsters for U.D.O. requirements of fence or screening.
 11. The applicant needs to reflect the plans dates 4/26/2019.

Mr. Joe Ryan, owner of Reliable Electric, addressed Planning Commission, clarifying his intent to construct the base of the addition using block, indicating his willingness to work with staff regarding lighting, and noting an issue with the landscaping requirement.

Commissioners discussed particulars of the proposal and recommended to Staff to seek a reasonable solution to the lighting and landscaping issues and indicated a willingness to support a variance request for landscaping due to the electric easement on site.

MOTION: Mr. Durham made a motion to approve the major site plan with conditions recommended by staff. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

PUBLIC HEARINGS

Application P-2019-0014: Rezone, Cornerstone of Centerville.

Mr. Yandrick presented the staff report with a presentation of the rezoning request, history and background, project proposal, staff analysis, and standards of approval. Applicant is requesting to rezone 2.0 acres at Cornerstone of Centerville from B-PD with CC Overlay, Business Planned Development with Community Commercial Overlay, to B-PD with NC Overlay, Business Planned Development with Neighborhood Center Overlay.

Mr. Yandrick advised Staff recommends Approval without conditions.

Mr. Clark opened the public hearing.

Applicant Robert L. Hall III, representing Cornerstone Development LTD, addressed Planning Commission expressing his appreciation of the Staff recommendation and noting the proposals reduction in density is a benefit to the overall development. Mr. Hall 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: Ms. Korenyi-Both made a motion to approve. Mr. Muzechuk seconded the motion. The motion passed 5-1.

Application P-2019-0018: Preliminary Development Plan, Cornerstone of Centerville.

Mr. Yandrick presented the staff report with a presentation of the amendment proposal, specifics of the amendment request, photo and map exhibits, and standards of approval. Applicant is requesting to amend the plan to redefine the limits of the proposed multi-family development and the Tree Preservation Area in the assisted living development.

Mr. Yandrick advised Staff recommends Approval without conditions.

Mr. Clark opened the public hearing.

Applicant Robert L. Hall III, representing Cornerstone Development LTD, addressed Planning Commission providing a video clip of aerial footage to better explain the request. Mr. Hall further indicated he has no issue with Staff's recommended conditions.

Commissioners asked questions of Mr. Hall and discussed comparisons of the acreage and size of the trees being removed versus the trees being installed.

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

Commissioners expressed their resolve to honor the previously approved plans with regard to the Tree Preservation Area with the following particular concerns:

- While the packet included a 2019 Siebenthaler Tree Report, PC found this to be opposite of a similar report by Siebenthaler submitted with the original PDP in 2011.
- The new growth proposal given was two new trees versus one old tree, and several Planning Commission members found that not to be enough.
- The tree preservation area was thought to be iconic to this development, setting it apart from other bulldozed developments.

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

MOTION: Ms. Korenyi-Both made a motion to approve with Staff's recommended conditions. Mr. Von Handorf seconded the motion. The motion failed 0-6.

Application P-2019-0015: Final Development Plan, Cornerstone of Centerville.

Mr. Yandrick advised the item is not yet ready for Planning Commission action and requested to table this item.

MOTION: Mr. Durham made a motion to table the item. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

OLD BUSINESS

Application P-2019-0012: Replat, Cornerstone of Centerville.

Mr. Yandrick advised the item had been previously tabled. He further advised the item is not yet ready for Planning Commission action and requested to once again table this item.

MOTION: Mr. Durham made a motion to untable the item. Mr. Etson seconded the motion. The motion passed 6-0.

MOTION: Mr. Durham made a motion to table the item. Mr. Etson seconded the motion. The motion passed 6-0.

NEW BUSINESS

Application P-2019-0013: Replat, Cornerstone of Centerville.

Mr. Yandrick initiated his presentation.

Mr. Durham inquired if the item reflects the amendment of the Final Development Plan which was tabled previously.

Mr. Yandrick noted that the record plan can move forward to City Council, but cannot be recorded until after the Final Development Plan amendment is approved, late July at the earliest.

Commissioners discussed the rationale for moving forward on this item or tabling it.

Mr. Liberman indicated there is some procedural precedent for moving forward with this case.

MOTION: Mr. Durham made a motion to table the item. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Yandrick provided the following communications:

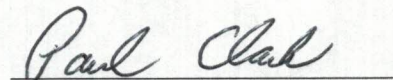
- Introduced Intern Spencer Collins.
- Advised that City Council heard and approved the Heil variance appeal last night.
- The Special Meeting for June 10 has not been confirmed; Staff will seek an alternative date.
- The Architectural Preservation District (APD) Visioning Committee's plan will move forward to City Council in June.

Mr. Clark thanked Holly Christmann for her guidance with the APD Visioning meetings.

Mr. Durham and Ms. Korenyi-Both requested to be excused from the June 25 meeting.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 8:32 p.m.



Paul Clark, Chair