

PLANNING COMMISSION
Regular Meeting
Remote Teleconference via Zoom.com
Tuesday, April 14, 2020

At 7:10 PM, Mr. Von Handorf called the meeting to order.

Mr. Von Handorf read an opening statement regarding the use of the remote teleconference platform for the meeting, pursuant to Sub. H.B. #197.

ATTENDANCE

Members Present: Kevin Von Handorf, James Durham, Robert Muzechuk, Bill Etson, Amy Korenyi-Both, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, Councilmember Bill Serr, Clerk of Council Teri Davis and Assistant Clerk of Council Donna Fiori.

Absent: Paul Clark.

EXCUSE ABSENT MEMBERS

Mr. Clark notified staff that he would be absent due to work commitments with Montgomery County related to COVID-19.

MOTION: Mr. Durham made a motion to excuse the absence of Mr. Clark. Mr. Stewart 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 February 25, 2020.

MOTION: Mr. Stewart made a motion for approval of the minutes of the Planning Commission meeting of February 25, 2020. Mr. Muzechuk seconded the motion. The motion passed 5-0-1, with Mr. Durham abstaining.

PUBLIC HEARINGS

**Application P-2020-0005: Conditional Use Request
Cynthia Whitaker, Thia Pets Grooming, 871 East Franklin Street**

Mr. Yandrick presented the staff report on a conditional use application for Cynthia Whitaker of Thia Pets Grooming. The request is to have a dog grooming business at 871 E. Franklin Street. The Unified Development Ordinance requires a Conditional Use approval for a dog grooming (kennel) business in a B-2 zoning district. Mr. Yandrick stated dog grooming for more than 4 dogs is listed as a kennel in definitions of the Unified Development Ordinance and are only

permitted in the B-2 Zoning district with a Conditional Use Approval. He pointed out prior to being located in Washington Township this was an at home business in Centerville. Mr. Yandrick reviewed the standards of approval, before stating the application met the criteria and recommending approval of the conditional use application.

Mr. Von Handorf opened the public hearing.

Cynthia Whitaker, owner of Thia Pets Grooming indicated she was available to answer any questions commissioners may have. Mr. Yandrick indicated he received an anonymous phone call in opposition of the application and also received an email from a business across the street in support of the application.

Mrs. Davis reported no pending citizen requests to comment via email nor the Raise Your Hand option available through the Zoom.com platform.

Mr. Von Handorf closed the public hearing.

MOTION: Mr. Durham made a motion to recommend to Council the approval of Conditional Use Application P-2020-0005. Ms. Korenyi-Both seconded the motion. The motion passed with a 6-0 roll call vote.

NEW BUSINESS

Application P-2020-0004: Major Site Plan
Robert Hall III, Cornerstone Village, Building C (Shoppes IV)
(Applicant Requests to Table)

Mr. Yandrick explained the applicant has requested the item be tabled until the May 19, 2020 Planning Commission meeting.

MOTION: Mr. Durham made a motion to table case P-2020-0004 until the May 19, 2020 meeting. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Yandrick provided the following communications:

- Thanked all for working through the Zoom meeting process.
- Cornerstone FDP/Record Plat and potential Variance at May 19, 2020 meeting.
- Speedway rezoning was approved by City Council and goes into effect tomorrow.

ADJOURNMENT

Seeing no further business, Mr. Von Handorf adjourned the meeting at 7:27 PM.


Paul Clark, Chair