

CENTERVILLE PLANNING COMMISSION  
Work Session Meeting  
Tuesday, May 19, 2020

TIME: 6:30 p.m.

PLACE: via Zoom.com

ATTENDANCE:

Present: Paul Clark, Jim Durham, Kevin Von Handorf, Robert Muzechuk, Amy Korenyi-Both, and Donald Stewart. Also present: City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Municipal Attorney Scott Liberman, Development Director Michael Norton-Smith, City Engineer Jim Brinegar, Staff Engineer Taylor Schindler, and Assistant Clerk of Council Donna Fiori.

Also present were Chris Duffy from Speedway LLC and Rob Sweet of McBride Dale Clarion on behalf of Speedway LLC.

Mr. Clark called the meeting to order at 6:30 p.m.

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

Mr. Etson joined the meeting at 6:45 p.m.

**Speedway, 901 S. Main St., Major Site Plan, Record Plat, and Variance**

Mr. Yandrick announced the purpose of the meeting was to provide input to the developer for the reconstruction and expansion of Speedway at 901 S. Main St. This is Planning Commissions opportunity to provide feedback regarding site design, architecture and proposed variances.

Mr. Yandrick introduced Mr. Sweet and Mr. Duffy. Mr. Sweet presented the proposed plan through a power point presentation. Mr. Sweet indicated this project will entail razing the current Speedway as well as the Peoples Bank on the SE corner of JP Kalaman and Spring Valley. The proposed facility will include a 4,600 s.f. building, 5,000 s.f. canopy area of six stacked dispensers, and 28 parking spaces.

Discussion occurred relating to the challenges of aesthetics with four sided architecture, location of utilities and dumpster, variation of trees, potential building layouts with placement, and setbacks.

Mr. Clark adjourned the work session at 6:58 p.m.

  
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Paul Clark, Chair