

CENTERVILLE PLANNING COMMISSION
Work Session Meeting
Tuesday, June 30, 2020

TIME: 6:00 p.m.

PLACE: J. V. Stone Council Chambers, 100 W. Spring Valley Road

ATTENDANCE:

Present: Paul Clark, James Durham (via telephone), 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, Staff Engineer Taylor Schindler, Communications Director Kate Bostdorff, Council Member John Palcher and Assistant Clerk of Council Donna Fiori.

Also present was Jason Woodard of Woodard Development.

Mr. Clark called the meeting to order at 6:00 p.m.

Mr. Clark read a statement noting protocol for conduct of business during the work session and noting attendance of Planning Commission member James Durham remotely via telephone, pursuant to Sub. H.B. #197.

Yankee Street Site Plan

Mr. Yandrick announced the purpose of the meeting was for Development Director Michael Norton Smith to present concept plans for city-owned property located at Yankee Street and Social Row Road. This is Planning Commissions opportunity to provide feedback regarding the concepts site design, architecture, and proposed uses.

Mr. Norton-Smith presented the concept plan through a power point presentation. The proposed concept design is higher density with shared parking to include 6 buildings consisting of office, commercial, and restaurant space. Various access options and architectural renderings were presented. Site conditions comprise significant wetlands requiring mitigation of which the City is pursuing a permit from the Army Corps of Engineers. Mr. Norton-Smith indicated a major site plan submission anticipated in the coming months.

Mr. Etson joined the meeting at 6:23 p.m.

Discussion occurred relating to challenges with wetlands, higher density, shared parking, traffic flow at street access points, less intense uses adjacent to residential properties, rezoning, and possibilities for deed restrictions related to uses. Members expressed encouragement about the concept.

Unified Development Ordinance Text Amendments Review

Mr. Yandrick invited Planning Commission to view a power point presentation outlining 23 items to be amended for the annual clean-up of the Unified Development Ordinance. Planning Commission members spoke against viewing the presentation at this time given time constraints and the desire for more background on sign regulation changes.

Mr. Clark adjourned the work session at 6:55 p.m.



Paul Clark, Chair