

CENTERVILLE PLANNING COMMISSION
Work Session Meeting
Tuesday, July 28, 2020

TIME: 6:15 p.m.

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

ATTENDANCE:

Present: Paul Clark, Bill Eton, 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, Community Relations Officer John Davis and Assistant Clerk of Council Donna Fiori.

Mr. Clark called the meeting to order at 6:15 p.m.

Unified Development Ordinance Text Amendments Review

Mr. Yandrick invited Planning Commission to view a power point presentation outlining 26 items to be amended for the annual clean-up of the Unified Development Ordinance. These items included:

1. Sidewalk Sales (9.05.A.9.)
 - Increases from 15 to 20 days per year
 - Specifically allows for food trucks
 - Modifies from 5/year to up to 20/year.
2. Mobile Food Vendors (9.05.A.10.)
 - Clarifies Mobile Food Vendors regulations and requirements
 - Clarifies four types of allowable categories on private property
 - Industrial & Office Uses
 - General Commercial Use
 - Public Parks, Library and Civic Spaces
 - Carnival Event
3. Permitted Land Use Table (9.05., Table 9.1)
 - Creation of Craft Breweries and Distilleries (Permitted in B-2, B-PD, I-1, I-PD, Conditional Use in APD)
 - Expands permitted use of Media Production and Printing Services
4. Side and Rear Easements (9.13.B.)
 - Regulations stay same for 5' side and rear easements
 - Moves to it's own category as incorrectly classified
- 5-6. Fiber Optics (9.13.H.) and (9.13.M.)
 - Requires 2" fiber optics and necessary pull boxes
 - Helpful to install and connect fiber to City's new Fiber Optic Ring
7. Landscape Bonds (9.25.B.)
 - Expands timeline to one year
 - City Planner can authorize extension up to two years
 - City Council would need to authorize any longer
 - Helps with larger construction projects

8. Hard Paved Surfaces for Recreation Vehicles (9.29.B.2.c.)
 - Already exists elsewhere, but this codifies this into relevant section
 - Helps when code is being researched to have this contained in the same section
9. ADA Number of Parking Spaces (9.29.F.)
 - Formalizes that applicant need to adhere to accessible parking spaces from Ohio Building Code to comply with ADA
10. Minimum Parking for Barbers, Hair and Tanning Salons (9.29.F., Table 9-8)
 - Current Proposal is 2.0 per seat or chair plus 1.0 from every employee on largest work shift.
 - Most businesses don't have every chair occupied at once
 - 1.6 is staff proposal for more reflective of use per chair
11. Driveway Dimensions for 1-2 Family Residences (9.31.C.5.b.)
 - Current code only addresses length with public street
 - Staff proposes 20' behind sidewalk for private streets
 - Staff proposes 30' behind curb if not sidewalk for private streets
12. Accessory Structures for Larger Residential Parcels (9.39.C.7.)
 - Current total residential allowance is 750 sq. ft.
 - Proposal allows 1,250 sq. ft. for properties in R-1a zoning district in lots larger than 1.0 acre.
 - Accommodates more space to maintain larger parcel
13. Pool setbacks (9.39.D.)
 - Current code addresses all portions of pool must be setback 10' from PL, which causes confusion
 - This proposal maintains that pools shall be 10' away from PL
 - This proposal also clarifies decks or sheds may be 5' away from PL
 - Continues to legislate that pools, decks and sheds shall be located outside of easement
14. Purpose of sign ordinance (9.51.A.5.)
15. Relocate Sign Movement to General Provisions (9.51.C.5.)
16. EMC Static Image/Illumination (9.51.D.15-16.)
17. Permanent Sign – Internal Rotation (9.51.G.1.b.)
18. Sign Movement (9.51.G.1.b.)
19. Electronic Message Center (9.51.G.1.c.)
20. Increase percentage of EMC within ground sign from 25% to 60% (9.51.G.1.c.)
21. Increase days a temporary ground signs may be displayed from 30 to 45 (9.51.G.4.)
22. Modify area of temporary wall signs (outside APD) from 12 sq. ft. to 3/10 sq. ft for every foot of building frontage. (9.51.G.4.)
- 23-26. Definitions (11.02.)
 - Remove Pawn Shop
 - Added Craft Brewery, Distilleries and Microwineries
 - Added Internal and External Movement
 - Modified Swimming Pool to include residential pools

Mr. Yandrick communicated the purpose and advantages of the proposed changes.

Commission discussion occurred on the difference between temporary and accessory use, impervious and hard paved surfaces, accessory structures and garage spaces, sign regulation changes including movement within a sign and electronic message centers (EMC's).

Commission expressed the need to eliminate contradictions in Table 9.1 and UDO content.

Communications Director Kate Bostdorf and Community Relations Officer John Davis spoke in support of the sign regulation changes related to EMC's.

Mr. Yandrick inquired of commission members in attendance at the City Council work session to share feedback received. Mr. Muzechuk and Mr. Clark both indicated City Council was receptive posing relevant questions and provided positive feedback. Mr. Clark expressed thanks to City Council for the opportunity.

Mr. Clark adjourned the work session at 7:24 p.m.



Paul Clark, Chair