

PLANNING COMMISSION  
Regular Meeting  
Tuesday, February 24, 2015

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

ATTENDANCE

Present: Mr. Paul Clark, Ms. Amy Korenyi-Both, Mr. Jim Briggs, Mr. Bill Etson, Mr. Robert Muzechuk, and Mr. Kevin Von Handorf. Also present: City Planner Andrew Rodney, Municipal Attorney Scott Liberman, Assistant City Engineer John Sliemers, Planner Mark Yandrick, and Assistant Clerk of Council Julie Weaver.

Absent: Mr. Jim Durham.

MOTION: Mr. Briggs made a motion to excuse Mr. Durham's absence. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the Planning Commission Meeting of January 27, 2015.

MOTION: Ms. Korenyi-Both made a motion for approval of the minutes of the meeting of January 27, 2015, as distributed. Mr. Briggs seconded the motion. The motion passed 6-0.

OPENING STATEMENT

Mr. Clark read the Opening Statement concerning protocol for public hearings.

PUBLIC HEARINGS

Application P-2014-0036: Variances, Pylon Signs at Cornerstone North, 5300 Wilmington Pike  
Applicant: Robert Hall of Cornerstone Developers, Ltd.

MOTION: Mr. Von Handorf made a motion to remove Application P-2014-0036 from the table for consideration. Ms. Korenyi-Both seconded the motion. The motion passed, 6-0.

Mr. Rodney stated staff had not had the opportunity to review materials delivered earlier in the day and recommended the application for the variances for a pylon sign at Wilmington Pike and Feedwire Road be tabled until the next Planning Commission meeting. However, the applicant requested the opportunity to discuss the application. Mr Liberman clarified that no staff report would be given, but the applicant could present information.

When Mr. Clark consulted with the Oberer representatives, Mr. Chris Conley said they wished to discuss the updates with the Planning Commission.

Mr. Clark re-opened the public hearing.

Mr. Chris Conley, Oberer Realty Services, passed out copies of the revised pylon sign design. Mr. Robert Hall noted the overall height of the pylon had been reduced from 25 feet to 19.5 feet. Mr. Conley pointed out the pylon sign would be in the area last discussed at the northeast corner of Feedwire Road and Wilmington Pike. The designers enlarged the base of the pylon, reduced the blank metal area on the lower part of the sign and added terraced landscaping. He summarized the concept for the pylon at the village center to the north on Wilmington Pike as a scaled down version of the same design, about 14.3 feet tall with four tenant panels.

In the discussion that followed, Mr. Briggs inquired if the current plan satisfied the anchor tenants. Mr. Briggs and Mr. Von Handorf agreed the substantial base was an improvement over earlier renditions. Mr. Muzechuk verified the number of trees to be removed from the preservation area remained at three, and Mr. Etson asked about the sightlines for safety at the intersection. Mr. Rodney responded that staff had not had the opportunity to check sightlines.

Mr. Clark closed the public hearing.

MOTION: Mr. Briggs made a motion to table Application P-2014-0036 to the March Planning Commission meeting. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Application P-2015-0011: Rezoning 6 Acres More or Less of 66 Acres from I-PD to O-S Premier Miami Valley Hospital Property at 716 E. Franklin Street

Planner Mark Yandrick gave the staff presentation for the request by John Haley of Haley-Dusa Engineering & Surveying Group, LLC, to rezone about six acres of frontage at 716 E. Franklin Street from I-PD, Industrial-Planned Development, to O-S, Office-Service, Zone Classification. The remaining sixty acres would keep the Industrial-Planned Development designation. Mr. Yandrick stated Premier Miami Valley Hospital owned this property to the east of Centerville High School. He gave the history of zoning changes for the land, discussed the parcel as Study Area E of Create The Vision, showed slides of the area, listed permitted and conditional uses, and went over the Standards of Approval. He stated staff recommended approval of the rezoning.

Mr. Clark opened the public hearing and, seeing no speakers, closed it.

MOTION: Mr. Briggs made a motion to recommend to Council the approval of Application P-2015-0011 to rezone 6 acres at 716 East Franklin Street from I-PD to O-S Zone Classification. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Application P-2015-0012: Variance to Omit Parking Lot Lighting – Applicant David Snapp for Church of Jesus Christ of Latter-day Saints, 901 East Whipp Road

Mr. Rodney presented the staff report for a variance request to waive the lighting requirement of 0.5 footcandles per square foot in the expanded parking area in the northeast corner of the property owned by the Church of Jesus Christ of Latter-day Saints at 901 East Whipp Road in an R-1C zoning district. The church use would remain unchanged, but the growing congregation

created the need for expanding the parking capacity by 56 spaces for overflow parking during daytime services. Mr. Rodney used an aerial map and photos to show the close proximity to the neighbors in the residential area. He felt the lighting would be impactful without benefit, since night-time activities were extremely rare. Landscaping, mounding and setbacks would be provided. He felt the Standards of Approval could be met and recommended approval.

Mr. Clark and Mr. Etson asked for comparison to the parking lot expansion and required lighting at Fairhaven Church. Mr. Rodney responded that there was greater distance to residences and more night-time activity at Fairhaven Church. He noted difficulty in satisfying all the parties at Fairhaven. He felt the homes here would be much more exposed to the lights. He recommended approval of the variance.

Mr. Clark opened the public hearing.

Mr. David Snapp, architect with Snapp and Associates, clarified that the increase in parking capacity was about 40 spaces, since some original spots were lost in redesigning the lot. No other area of the property was available for the expansion. Because of the proximity of the neighbors, he felt that high cut-off fixtures with early shut-off times were not enough.

Mr. Greg Haacke, a neighbor at 891 E. Whipp Road, spoke in favor of requiring the lighting. He voiced concern about teens parking, gathering, and driving recklessly in the darkness on the expanded lot. Mr. Briggs voiced understanding for these issues with teens. Mr. Muzechuk asked about barriers, but the design of the parking lot was not conducive to blocking off the new section.

Mr. Snapp returned to the podium to reply that, in his experience, lighting created as many issues with teens as it prevented.

Mr. Clark closed the public hearing.

MOTION: Mr. Muzechuk made a motion for approval of Variance Application P-2015-0012 to allow the construction of an expanded parking lot without the lighting required by the Unified Development Ordinance. Mr. Briggs seconded the motion. The motion passed with a 4-2 vote. Mr. Etson and Mr. Clark voted no.

Application 2015-0014: Conditional Use Application for Drive-Thru Window and Lanes  
For The Shoppes II at 5401 Cornerstone North Boulevard  
Applicant Robert Hall, Cornerstone Developers, Ltd.

Mr. Rodney gave the staff report for this Conditional Use Application for a drive-thru for a use other than a restaurant in a B-PD zoning district. The multi-tenant building would be located at the corner of Feedwire Road and Clinger Lane, east of the Costco fuel center in Phase II of the Cornerstone North development. Mr. Rodney said the drive-up window at the east end of the building was intended for bank use, a typical configuration. He pointed out the three frontages and the access drives.

Staff reported the use was harmonious with other types of businesses in the area, the impact would be minimal for neighbors, and no objections had been received. Because the Standards of Approval could be met, staff recommended approval without conditions.

When Mr. Clark opened the public hearing, Mr. Robert Hall, applicant and representative of Oberer Land Developers, stated he was available to answer questions, but none were forthcoming. Seeing no other speakers, Mr. Clark closed the public hearing.

MOTION: Ms. Korenyi Both made a motion to recommend to Council approval of Conditional Use Application P-2015-0014 for a drive-thru window and lanes for a use other than a restaurant at 5401 Cornerstone North Boulevard in a B-PD zoning district. Mr. Briggs seconded the motion. The motion passed 6-0.

Application P-2015-0015: Variances for a Screened Dumpster and for Drive Thru Lanes in the Front Yard For the Shoppes II at 5401 Cornerstone North Boulevard  
Applicant: Robert Hall, Oberer Land Developers

Mr. Rodney presented the staff analysis for the variances requested for the construction of a multi-tenant commercial building at 5401 Cornerstone North Boulevard in a B-PD, Business-Planned Development district. The applicant, Robert Hall, requested two variances—one for a dumpster enclosure within the front yard and the other for a drive-thru facility within the front yard. The Unified Development Ordinance required each of these to be within the side or rear yard.

Mr. Rodney pointed out the physical hardship of three frontages. He showed the location of the property at the corner of Feedwire Road, Clinger Lane and Cornerstone North Boulevard. The proposed site plan included a dumpster enclosure within the front yard along Cornerstone North Boulevard. As currently designed, no practical location was available for a dumpster and enclosure within the side yard (west of building). The proposed bank requested a drive-thru for ATM and after-hours teller uses having driver-side access.

Mr. Rodney reported planning and engineering staff supported the proposed drive-thru location to maximize the length of the cue for the drive-thru to prevent traffic back-ups onto the shared drive or Cornerstone North Blvd. Placement to the west of the building (the only side yard) would result in an awkward circulation pattern through the drive-thru. No alternate site plan was provided.

Concerning the dumpster location, Mr. Rodney stated all sites presented for the dumpster would require a variance for the front yard placement. He pointed out that staff had suggested a one-way traffic flow through the lot. However, the applicant was not in favor of that change.

The Planning Department recommended tabling the variance for dumpster location pending further study and recommended approval of the variance for a drive-thru in the front yard. Mr. Briggs asked if the dumpster would be serviced from Cornerstone North Boulevard. Mr. Rodney answered in the negative.

Mr. Clark opened the public hearing.

Mr. Robert Hall, Oberer Land Developers, stated his appreciation for the recommendation for approval of the drive-thru in the front yard. He shared a diagram of possible locations of the dumpster enclosure—each within a front yard of the parcel. Mr. Hall pointed out how each location would be serviced. He said he would prefer not to have the item tabled, but to have a decision. Mr. Clark verified that staff had not seen the alternate locations, and Mr. Rodney stated that the application for the variance was not for a specific placement of the dumpster, rather a general request for a dumpster within a front yard.

Mr. George Oberer, Jr. of Oberer Land Developers, said having the dumpster enclosure in the northeast corner of the property at Cornerstone North Boulevard and Clinger Lane (Location #2) was the preference for accessibility, even though the submitted site plan showed it farther to the west. He said the general design was similar to that of Chick-Fil-A. He asked for a decision because of time constraints for the bank.

Questions from Planning Commission followed. When Mr. Clark asked about the view from Clinger Lane, Mr. Hall said a berm could be provided to camouflage a portion of the masonry wall. Ms. Korenyi-Both asked about objections to Location #3; Mr. Hall replied that more parking spaces would be lost for that configuration. Ms. Korenyi-Both confirmed his preference for the dumpster and the location of the primary entrance to the building. Mr. Muzechuk asked if there were any options for placing the dumpster in the side yard.

Mr. Liberman clarified that the issue before Planning Commission was to decide the merits of allowing the dumpster within a front yard. The specific location could be reviewed with the site plan later on the agenda. Mr. Rodney showed that the only complying location would be along the western property line, making the general layout awkward.

Mr. Briggs suggested approving the variance and deciding the location with the site plan.

Mr. Clark closed the public hearing.

MOTION: Ms. Korenyi-Both made a motion to approve Variance 1 for drive-thru lanes in the front yard of the Shoppes II at 5401 Cornerstone North Boulevard. Mr. Briggs seconded the motion. The motion passed 6-0.

MOTON: Mr. Briggs made a motion to approve Variance 2 for placement of a dumpster and associated enclosure in the front yard of the Shoppes II at 5401 Cornerstone North Boulevard. Mr. Muzechuk seconded the motion. The moton passed 5-1, with Mr. Clark voting no.

#### OLD BUSINESS

Application P-2015-0002: Major Site Plan for Cabela's by Jack Vickery  
5500 Cornerstone North Boulevard

MOTION: Mr. Briggs made a motion to remove Application P-2015-0002 from the table for consideration. Ms. Korneyi-Both seconded the motion. The motion passed 6-0.

Mr. Rodney gave the staff report for the construction of a Cabela's retail store in Phase II of Cornerstone at the eastern end of Cornerstone North Boulevard, adjacent to the proposed Kroger in a B-PD zoning district. The site plan showed a commercial building (73,137 square feet) with 403 spaces (308 required) in the parking lot. Additionally, six (6) recreational vehicle parking spaces would be included in the parking area east of the building. Landscaping would be similar to that at Costco and Kroger for continuity. Mr. Rodney showed the traffic circulation pattern; it included a shared drive with Kroger to the west and a private access road along the south property line. The pedestrian access in the middle of the parking lot was being moved to the west lot line. Mr. Rodney said the lighting plan and architectural standards were adequate, before pointing out the outdoor display plaza area, the slope and landscaping for the area bordering I-675. He projected the site plan, building elevations, and grade differentials and showed pictures of a similar store in Columbus, Ohio. Mr. Rodney stated that the basic design met the requirements of the UDO. A materials palette was on display in the Council Chambers. Parapets shielded mechanicals adequately. Mr. Rodney noted a timber guardrail would be installed along the rear of the building where the retaining wall created a dropoff.

The Planning Department recommended approval of the Cabela's major site plan, subject to the following 5 conditions:

1. Major Site Plan approval is contingent on adoption of the Cornerstone Phase 2 Final Development Plan by City Council, and all conditions of approval contained therein.
2. The use of concrete masonry units (CMU) is hereby approved by the Planning Commission.
3. Lighting plan shall reflect rear cut-off shields for all perimeter parking lot lights.
4. The pedestrian pathway shall be relocated to a location along the shared-access drive within the proposed landscape island.
5. Landscaping which conflicts with site triangles and pedestrian ways shall be relocated to the grass area at the southwest corner of the site.

Questions from Planning Commission followed. Mr. Briggs asked about the cap on the corner areas. Mr. Rodney stated there was coping, and other details were in keeping with the style of the building. Mr. Von Handorf asked what would be seen from I-675. Ms. Korenyi-Both brought up screening for mechanicals and what would be seen from the parking lot as well as I-675. Mr. Etson asked about the screening for the future residential area north of the building.

When Mr. Clark opened the public hearing, Mr. John Sewell of Arnold Consulting Engineering Services, Inc., 1419 Bays Port Road, Bowling Green, KY, came forward to answer questions. Mr. Etson verified that the pedestrian walkway, though shown in the center of the parking lot, was being moved. Mr. Clark asked for an explanation of public and private roadways in the area. Cornerstone North Boulevard east of Clinger Lane would be private.

Mr. Clark opened a discussion concerning visual relief for the length of the building. Mr. Sewell said the pilasters on the back and sides had been added at Centerville's request. Mr. Etson asked about lighting and sidewalk for the sides and back. When Ms. Korenyi-Both asked for a comparison of the length between vertical features on the sides of the Kroger building and Cabela's, Mr. Rodney stated the distance between uprights was about the same, but the size of Kroger was much larger. Mr. Clark felt the need for aesthetic interest and referred to the use of lantern lights on the Columbus store. Mr. Sewell said he would not object to adding similar decorative lights to the sides of the building. Mr. Clark verified that Mr. Sewell was agreeable to the other conditions.

Mr. Clark closed the public hearing.

MOTION: Ms. Korenyi-Both made a motion to approve Application P-2015-0002, the Major Site Plan for construction of a Cabela's retail store, subject to the 5 conditions of staff shown in the staff recommendation above and the addition of the following sixth condition:

6. The applicant shall work with staff to add decorative lighting, as shown on the photos of the Cabela's store at Columbus, Ohio, to the sides of the building.

#### NEW BUSINESS

Application P-2014-0028: Replat of The Commons at Yankee Trace  
Applicant: Greg Smith, Oberer Residential Construction, Ltd.

Mr. Rodney explained the applicant had requested to withdraw the application and bring it back at a later time. An application fee was not to be charged when the record plan was resubmitted.

Application P-2014-0042: Replat for Woodbourne Library  
Applicant: Randy Norfleet of Norfleet, Brown & Petkewicz

Mr. Briggs recused himself from this agenda item and left the dais. Mr. Rodney made the staff presentation for the request to replat three parcels—6004, 6010 and 6060 Far Hills Avenue—into one for the Washington-Centerville Library. All three properties were now owned by the library; the new egress drive to N. Village Drive also was included in the 5.139 acre plat. Mr. Rodney pointed out a private drainage easement, an undetermined BP gas easement and 0.784 acres to be dedicated as public right-of-way. It was expected the library would submit a site plan for the redevelopment of the Woodbourne Library site in the coming months.

Staff recommended approval of the record plan, subject to the following one condition:

1. The Joint Project Agreement for the Woodbourne Library Egress Drive, dated September 3, 2013 or a subsequent version related thereto, shall be recorded as part of this plat.

Mr. Clark verified that the egress was one way with left and right turns at N. Village Drive.

When Mr. Clark opened the floor for public comment, Library Director Kim Senft-Paras, 161 Poinciana Drive, thanked staff for recommending approval of the plat. She stated a concern that the Library Board had not had the opportunity to review the condition that the agreement be recorded with the plat. As a point of reference, Mr. Rodney stated final approval of the replat would come from City Council. The Board's next meeting was not scheduled until March 17, 2015, which was after City Council's March meeting. Ms. Senft-Paras asked the application be tabled.

The members discussed options. Planning Commission could clear the item from its agenda by voting and sending the record plan to Council. Council could then table the matter or decide it.

Mr. Clark closed the public comment.

MOTION: Mr. Etson made a motion to recommend to Council to approve Application P-2014-0028, the record plan for the Woodbourne Library property, subject to the condition suggested by staff, as shown above. Mr. Muzechuk seconded the motion. The motion passed 5-1, with Ms. Korenyi-Both voting no.

Mr. Briggs returned to the dais.

Application P-2015-0005: Major Site Plan for Shoppes II, 5401 Cornerstone North Boulevard  
Applicant: Robert Hall, Cornerstone Developers, Ltd.

Mr. Rodney reported on the application. He noted revised plans were received for the Shoppes II earlier in the day. Staff had not had time to adequately review the updates. His staff presentation was based on the original submission, with a slide of the new plan included. He located the 9,911 sq. ft. multi-tenant commercial building in a B-PD, Business-Planned Development, zoning district in Phase II of Cornerstone North. He noted that the Final Development Plan for this area had not yet been approved by City Council and that both conditional use and variance approvals were needed. Variances were approved earlier in this meeting.

He described how the building was situated on the lot and defined the setbacks. He said the landscaping plan needed only minor modifications. Staff would prefer a 20 ft. landscaped setback along Clinger Lane to match other entryways in Cornerstone North. To improve overall site circulation and achieve the suggested Clinger Lane parking setback, staff recommended a one-way counterclockwise traffic pattern within the site where the south drive would be the ingress and the north drive would be the egress. Given the proximity of the GDRTA transit stop to this site, Mr. Rodney also proposed a pedestrian connection to Feedwire Road via a stairway and crosswalk at the south end of Clinger Lane. In addition, he pointed out the building architecture fell below the quality standard set by other users within the Cornerstone development, including the Applicant's Shoppes I proposal, and noted that the amended drawings were an improvement. He recommended the application be tabled, but had six conditions he would present, if the Commission should decide to vote on the issue.

Mr. Clark asked Mr. Rodney for further explanation of the proposed one-way traffic. He then opened the floor for public comment.



Mr. Chris Conley of Oberer Real Estate Services, 3475 Newmark Drive, thanked the Commission for the opportunity to discuss the site. Saying the expected users should not have peak hour congestion, he stated strong disagreement with the concept of one-way traffic. Because the area was needed for function of the site, he pointed out that the developer had no obligation to dedicate a 20 ft. landscape buffer along Clinger Lane—10 ft. was the requirement. As far as pedestrian access for the RTA stop, he agreed to work with staff. Mr. Conley said both versions of the plan met the architectural requirements of the Unified Development Ordinance.

Planning Commission members questioned Mr. Conley. Ms. Korenyi-Both noted three doors to the building on the plan when Mr. Conley had said there were four end-users. Mr. Hall answered at the time of application there were only three. Mr. Clark asked about screening of rooftop mechanicals. Mr. Etson asked why all the entrances were to the south, when the main parking lot was on the north. Mr. Conley said that the configuration was not set because the tenants were not set and interior layouts were not known—door positions would be changing. Mr. Briggs stated that he was in favor of tabling the application, in view of the lateness of the amendments. Ms. Korenyi-Both agreed that the application was premature; the drawings were incomplete. Mr. Conley said such later changes were common. When Mr. Von Handorf noted the dumpster location was not set, Mr. Conley responded that the applicant wanted the northeast corner, Location #2 on the diagram. Mr. Muzechuk stated the applicant was asking for approval of minimum standards and the ability to change details later. He was concerned that staff had not reviewed the changes. Mr. Clark stressed Planning Commission members needed final drawings and staff recommendations in the packets distributed on Fridays prior to meetings, in order to have time to review the plans adequately. Mr. Muzechuk asked how the Planning Commission could judge the number of parking spaces, if the number of users and the types of businesses were not known. Ms. Korenyi-Both said no services entrances were shown. She was concerned about judging traffic flow, if the service doors were not depicted. Mr. Etson observed, once motorists had visited the site, they naturally would use the southern entrance if going to the bank drive-thru lanes. He agreed that using the southern entrance for one-way traffic would help to avoid backlogs of traffic onto Cornerstone North Boulevard. Many banks have one way traffic. He pointed out the larger parking lot on the north side would put most people away from the front entrances to the businesses.

When Mr. Clark asked for direction from the Commission on how they wished to proceed, Mr. Briggs stated his preference to table the application because of too many outstanding issues. Mr. Conley and his colleagues agreed to table the matter until the March meeting.

Mr. Clark closed public comment.

MOTION: Mr. Briggs made a motion to table Application P-2015-0005 to the March Planning Commission meeting. Mr. Von Handorf seconded the motion. The motion passed unanimously, 6-0.

Application P-2015-0010: Replat of Premier Miami Valley Hospital South Property  
716 E. Franklin Street - Applicant, John Haley of Haley-Dusa Engineering and Surveying Group

Mr. Rodney explained the proposal to split the 66+ acre parcel at 716 E. Franklin Street into two parts. Lot #1 would be about six (6) acres fronting East Franklin Street; a rezoning request was also submitted to change the I-PD, Industrial-Planned Development zoning to O-S, Office-Services, with the potential for the construction of a medical office. The remaining sixty acres would be designated Lot #2 with a small portion (0.0671 acres) to be dedicated for the right-of-way for about sixty-five feet of frontage along Clyo Road per the Centerville Thoroughfare Plan. Access to Clyo Road would be available at a future time. Additionally, an access easement for a roadway from E. Franklin to the larger lot, a waterline easement and a gasline easement were to be included in the record plan. The applicant had not asked for a zoning change for the larger portion of the property.

Staff recommended approval of the replat, subject to the following two conditions:

1. The cross-access easement on Lot 1 shall be centered on the existing Westpark Road centerline. The cross-access easement shall be at minimum 60 feet in width, with 30 feet on each side of the easement centerline.
2. Prior to the City of Centerville signing the plat document, the Applicant or Owner shall provide an engineer's certified cost estimate and payment or bond for improvements to 64.96 linear feet of frontage on Clyo Road, as noted on the plat, in accordance with the Official Thoroughfare Plan, UDO Article 9.17, and the Public Works Department.

When Mr. Briggs asked whether the access to Clyo Road would be public or private, Mr. Rodney replied that it was unknown at this time. Mr. Clark asked if the roadway across from Westpark would be the only curb cut onto Franklin. Mr. Rodney answered that was the expectation.

Mr. Clark opened the opportunity for public comment. Seeing no speakers, he closed it.

MOTION: Mr. Von Handorf made a motion to recommend Council approve the replat for 716 E. Franklin Street, subject to the two staff conditions. Mr. Briggs seconded the motion. The motion passed unanimously, 6-0.

Application P-2015-0013: Major Site Plan for an Expanded Parking Lot at 901 E. Whipp Road  
Applicant: David Snapp, Snapp and Associates for Church of Jesus Christ of Latter-day Saints

Mr. Rodney presented the staff report for the major site plan for an expanded parking lot for the church at 901 E. Whipp Road. A variance allowing for the omission of lighting for this parking lot was passed earlier in this meeting. He said the extension would increase the parking spaces to about 225. According to the applicant, the additional spaces were needed to accommodate the growing congregation during Sunday services, and it was unlikely the additional spaces would be used at other times. He used photos and an aerial view to show current conditions. He described the proposal and stressed that significant stands of existing vegetation would remain to screen the

proposed parking area from the nearby residential neighbors. Only limited landscaping and mounding were proposed on the east side of the lot, primarily due to the presence of dense landscaping and trees adjacent to the Iron Horse Trail. Care would be needed to maintain good drainage patterns.

Mr Rodney went over the Standards of Approval and recommended that Planning Commission approve the Major Site Plan without conditions.

Mr. Snapp stated that he had no comments.

MOTION: Ms. Korenyi-Both made a motion for approval of Application P-2015-0013, the Major Site Plan for the expansion of the parking lot at the church at 901 E. Whipp Road. Mr. Briggs seconded the motion. The motion passed, 6-0.

Application P-2015-0015: Major Site Plan for 16 E. Elmwood Drive  
Applicant: Tony Peh, Tri State Insurance

Mr. Yandrick gave the staff report for the major site plan for an insurance office, a permitted use for the parcel at 16 E. Elmwood that was recently rezoned to O-S, Office Services. No external façade or architectural changes to the existing building were sought. Mr. Yandrick showed a street map, aerial view, the site plan and the landscape plan. Mr. Peh proposed to the addition of 1,640 sq. ft. of pavement to the existing site to meet the parking lot requirement for seven spaces. Mr. Yandrick noted the driveway aprons needed repair and a one-way drive aisle was required. Mr. Peh proposed to add appropriate landscape bufferyards along Far Hills Avenue, East Elmwood Drive and adjacent to the residence on the east property line. For the southern property line the applicant had to remove the invasive honeysuckle, keep as many noninvasive species as possible and add plantings to meet the required minimums. Mr. Yandrick noted the UDO required the applicant to submit more detailed engineering and stormwater plans for the site. In addition, staff saw the need for a sidewalk easement along Far Hills Avenue. Planning staff contended the proposed site plan could meet the purpose and intent of the Unified Development Ordinance and the standards of approval. Therefore, the Planning Department recommended approval, subject to the following four conditions:

1. As part of the construction drawings, the driveway aprons to E. Elmwood Dr. must be repaired and/or reconstructed as necessary to conform to driveway standards of Article 9.31.C of the Unified Development Ordinance, *Roadway Access Standards*, and the standards and practices of the Public Works Department. Before any construction commences, right-of-way permits must be filed with the City of Centerville Public Works Department.
2. Dedicate a sidewalk easement along Far Hills Avenue on the west side of property including the arc at the intersection of Far Hills Ave and E. Elmwood Dr.
3. Submit a stormwater study and correlating design for stormwater mitigation (performed by an Ohio-licensed professional engineer). Engineered stormwater plans must be submitted and approved by City Engineer before approval of construction sets. Standards

must be met according to Article 9.35 of the Unified Development Ordinance, *Stormwater Regulations*.

4. Existing non-invasive plants must be evaluated on the south property line when the honeysuckle is removed to attempt to maintain as much vegetation as possible. Final landscaping must minimum requirements of landscape buffer yards of Table 9.6 of the Unified Development Ordinance.

Mr. Clark opened the meeting for public comment about the site plan.

Mr. Tony Peh, Tri State Insurance, spoke about the conditions. He said he planned to repair the drive-way aprons; he already had estimates. For Condition 2, he agreed to dedicate the easement. For Condition 3, he was working with an engineer for the drainage study. For Condition 4, he said he would coordinate with Mr. Jim Keyes to clear the honeysuckle between their properties and replant appropriately.

Mr. Clark closed the public comment.

MOTION: Mr. Briggs made a motion for approval of the Major Site Plan in Application P-2015-0015, subject to the four conditions recommended by staff. Mr. Muzechuk seconded the motion. The motion passed unanimously, 6-0.

#### COMMUNICATIONS

Mr. Rodney briefed the Planning Commission on several items. He noted 2015 updates for the UDO had been included with packets. He expected the agenda in March to be lighter than in the past months, so the agenda would include appointment of a Vice Chair for the year and a review of the Planning Commission's "Rules of Order." The meeting start time would be 7:30 p.m.

Mr. Clark reiterated the need to discourage submittals of changes at the eleventh hour.

Mr. Liberman stated that the Development Agreement detailed requirements for four-sided architecture that were more stringent than those of the UDO. Mr. Clark asked for a copy of those guidelines from the Development Agreement.

Mr. Clark announced that the next meeting would be on March 31, 2015, beginning at 7:30 p.m. in the Council Chambers.

There being no further business, the meeting was adjourned.

  
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Mr. Paul Clark  
Chair of the Planning Commission