

CENTERVILLE PLANNING COMMISSION
Work Session Meeting
Tuesday, May 27, 2014

Mr. Clark called the work session to order shortly after 7:00 p.m.

ATTENDANCE

Present: Mr. Paul Clark, Mr. Jim Briggs, Mr. Kevin Von Handorf, Mr. Robert Muzechuk, Ms. Amy Korenyi-Both and Mr. Bill Etson. Also present: City Planner Andrew Rodney, GIS Analyst Mark Yandrick and Assistant Clerk of Council Julie Weaver. Visitors: Ms. Karen Lamke, Mr. Eric Burdick, Mr. Jim Connell, and Ms. Marika Snider.

ABSENT: Mr. Jim Durham.

Mr. Rodney introduced the proposed project for a Montessori school and daycare center just north of White's Corner at 6775-6833 Wilmington Pike. The applicants had asked for input from the Planning Commission prior to submission of a site plan. Elementary schools are a currently an approved use in R-1c zoning districts. Because the Montessori School is the main use and the daycare is ancillary, the use is acceptable without rezoning the properties.

Ms. Karen Lamke, President of Creative World Daycare, explained that three brands were part of the parent company. She presented a preliminary site plan for a 15,000 sq. ft. Inspire Center for Learning facility on the 4.5 acre tract that would consolidate at least three residential parcels. She showed pictures of a similar school in Beavercreek and passed folders with additional background information for the commission members.

Topics of discussion included which buildings would be razed, ingress and egress with proximity of the driveways to the intersection, buffer yards, parking requirements, the number of employees, and the use of the facility at night or on weekends.

Mr. Etson asked whether getting permission from Sugarcreek Township for an access easement would present a difficulty and whether the plan would also need the approval of the Sugarcreek zoning board. Ms. Lamke stated that the company had approached the township about the easement noted that the access was important to the plan.

Mr. Von Handorf inquired about the need for pedestrian access. Ms. Lamke responded that very few of the students would walk from the surrounding neighborhoods. Most would come from within a 10-mile radius.

Ms. Lamke noted the natural colors used by the company for the building, signs, and playground equipment. Browns and greens would predominate.

The timetable for application, construction and opening were reviewed. The company would like the school to be fully operational by the fall of 2015, so the application could come to the Planning Commission as early as July 2014.

Mr. Etson asked if there had been any uses on the site that may have left hazardous materials requiring amelioration. Mr. Rodney said that staff was not aware of any.

Mr. Rodney summarized that this would be a good transitional use from the businesses and heavy traffic on Wilmington Pike, thus protecting the single family residential areas to the north and west.

There being no further comments or questions, Mr. Clark adjourned the meeting.

A handwritten signature in cursive script that reads "Paul Clark".

Paul Clark, Planning Commission Chair