

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, August 26, 2014

Mr. Clark called the meeting to order at 7:30 p.m.

ATTENDANCE

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

Absent: Mr. Bill Etson and Mr. Jim Durham.

EXCUSE ABSENT MEMBERS

MOTION: Mr. Von Handorf made a motion to excuse Mr. Etson who had contacted staff and Mr. Durham, who had emailed Mr. Clark and staff. Mr. Briggs seconded the motion. The motion passed 5-0.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of July 29, 2014.

MOTION: Mr. Briggs made a motion for approve the minutes of the Planning Commission Meeting of July 29, 2014, as distributed. Ms. Korenyi Both seconded the motion. The motion passed 5-0.

Before he proceeded with the evening's agenda, Mr. Clark read a statement with information about Planning Commission procedures and appropriate behavior by the gallery during public hearings.

PUBLIC HEARINGS

Application P-2014-0023: Variance Application for Creative World Montessori, 6775-6833 Wilmington Pike – Karen Lampe, Applicant.

MOTION: Mr. Briggs made a motion to remove Application P-2014-0023 from the table for consideration. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

Because it was a continuation, Mr. Rodney gave an abbreviated staff report for the request by Karen Lampe of Creative World Montessori and James Connell of JD Connell, General Contractors, for a variance related to screening and buffering of a proposed Montessori School at 6775-6833 Wilmington Pike in an R-1c zoning district. The applicant asked to use existing natural vegetation on the north, west and south property boundaries, instead of the creating a mound and planting trees and shrubs in compliance with the requirements of the Unified Development Ordinance. He showed

photos of the property and projected an aerial map with a revised landscaping plan showing two areas where evergreens might be added to the plan for better all-season screening. A letter from Mr. Jason Cowsert, a landscaper and horticulture specialist with Landscape Creations, discussed the difficulty of establishing new plantings in areas overshadowed by large black walnut trees and natural vegetation, including honeysuckle.

Mr. Rodney felt the standards of approval could be met with the revised plan that had been submitted and the possible addition of some all-season screening close to the fence in two areas.

Mr. Rodney recommended approval of the variance, subject to the following two (2) conditions:

1. Any existing foliage which no longer serves the general purpose of screening and buffering shall be replaced in a reasonable time period to provide the required screening.
2. The Applicant shall work with Planning Department staff to develop an all-season screening plan for the north and southwest property lines.

Mr. Clark opened the public hearing and invited the applicant to speak.

Ms. Karen Lampe, 8003 Country Brook Lane, Miamisburg, discussed the challenges to new plantings posed by the presence of a large number of black walnut trees on the property, the tightness of the area between the fence and the current vegetation, and the frustration of replacing evergreens multiple times, if they do not survive where they are placed.

Mr. Danny Sprouse, 2525 Indian Summer Drive and President of the Walnut Creek Homeowners' Association, compared the proposed use and screening with a prior option of having additional homes built on the land in question. He felt that residents would have more privacy with the current plan, that homeowners have the maximum screening possible at this time, and that most of them would not want the land cleared and the planting of screening restarted. In answer to a question, Mr. Sprouse said his view in winter would be open to Kroger and Walgreens across the detention pond.

Mr. Phil Kern, 2560 Briggs Road, wanted all the parties involved to be aware that a drainage swale carrying storm water from the detention pond along Wilmington Pike on the north side of Briggs Road crosses the northwest corner of the Montessori School site. He did not want drainage from Cheltenham to be impeded by construction on the site or the planting of additional screening.

Corinne Smith, 2300 Baldwin Drive, President of the Cheltenham Homeowners' Association, stated that she was familiar with the problems caused by toxins associated with black walnut trees. She also was in favor of leaving the existing vegetation. When

asked about her line of sight in the winter, Ms. Smith stated that she had some view of the lights at Planet Ford, but the density of the honeysuckle helped.

Mr. Kern spoke up that the density of the understory trees and shrubs would need to be monitored in the future.

Leila Shalaby, 2576 Briggs Road, stated that she would have full view of the school and bear the brunt of lights and sound from her second story bedroom, overlooking the Montessori site.

Seeing no more speakers, Mr. Clark closed the public hearing.

Ms. Korenyi-Both thanked the applicant for providing the additional landscaping information. Members asked questions concerning the location of the nature trail, the placement of the fence, the number of children on the playground at a time, and the responsibility of homeowners to contribute to general buffering between the properties.

Ms. Lampe explained the layout of the playground areas and said the colors of the playground equipment would be earth tones.

MOTION: Mr. Briggs made a motion to approve Application P-2014-0023, the screening and buffering variance for 6775-6833 Wilmington Pike, subject to the two conditions recommended by staff. Mr. Muzechuk seconded the motion. The motion passed 5-0.

Application P-2014-0025, Variance for Number, Height and Area of Signs
Applicant, Andrew English/Carin Adams of Innocom Corp for Miami Valley
Hospital South, 2400 Miami Valley Drive

Mr. Rodney reported that, following the receipt of the staff recommendation, the applicant asked that the case be tabled to the next Planning Commission Meeting.

Mr. Clark opened the public hearing.

MOTION: Ms. Amy Korenyi-Both made a motion to table Application P-2014-0025 to the Centerville Planning Commission's next meeting, September 30, 2014. Mr. Briggs seconded the motion. The motion passed unanimously, 5-0.

Mr. Clark closed the public hearing.

Application P-2014-0024, Variance for Height and Area of Signs
Applicant, Andrew English/Carin Adams, Innocom Corp for Premier Health
6611 Cloy Road

As in the previous case, the applicant requested that the application be tabled to the next meeting to allow time for the possible reconsideration of the size of the signs.

Mr. Clark opened the public hearing.

MOTION: Ms. Korenyi-Both made a motion to table Application P-2014-0024 to the Planning Commission's meeting on September 30, 2014. Mr. Briggs seconded the motion. The motion passed unanimously, 5-0.

Mr. Clark closed the public hearing.

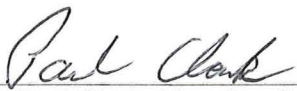
COMMUNICATIONS

Mr. Rodney shared that the City Council had approved the record plats for South Dayton Presbyterian Church on Alex-Bell Road and for Superior Dental on Centerville Business Parkway. He noted that the Omnibus UDO clean-up text amendment had been set for public hearing at the City Council meeting in October. He encouraged the members of the Board to attend a Planning and Zoning workshop on December 5, 2014.

Ms. Korenyi-Both announced that she had accepted a position in the Human Resources Department at the Costco Wholesale Warehouse in the Cornerstone development.

The next meeting of the Centerville Planning Commission will be September 30, 2014 at 7:30 p.m. in the Council Chambers.

There being no further business, the meeting was adjourned.



Mr. Paul Clark, Planning Commission Chair