

CENTERVILLE PLANNING COMMISSION  
Work Session Meeting  
Tuesday, July 30, 2013

Prior to the regular meeting, Mr. Clark called the work session to order in the Law Library about 6:30 p.m.

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jeff Gammell, Mr. Durham, Mr. Etson and Ms. Amy Korenyi-Both. Also present: City Manager Greg Horn, City Planner Steve Feverston, Assistant City Engineer John Sliemers, Municipal Attorney Scott Liberman and Assistant Clerk of Council Julie Weaver. Visitors: George Oberer, Chris Conley, Robert Hall, Terry Morris and Louis Deschaneau.

ABSENT: Mrs. JoAnne Rau.

Mr. Feverston introduced Mr. George Oberer, Jr., who stated that the purpose of the meeting was to familiarize the Planning Commission Members with the Final Development Plan for Phase 1A of Cornerstone North now that an undisclosed regional anchor was known to Oberer Development, Inc. Mr. Oberer felt that this particular anchor was important because it would bring other regional businesses to Cornerstone North.

Mr. Robert Hall, engineer for the project, stressed the urgency of sticking to the timeline in order to have the anchor under construction on time and asked for an interactive dialogue on the plan. He passed a handout summarizing the timeline requirements, the sub-areas, stormwater management information, project phasing, entry features, signage and amendments to the preliminary development plan. He used an electronic presentation and discussed the elements in detail.

Modification of the preliminary development plan is needed because the regional anchor wants more commercial space than was anticipated in the preliminary development plan and so the site will encroach into the area designated as the Village Center. As a tradeoff the developer is proposing to move the hotel away from Wilmington Pike and align it more closely with the Village Center through pedestrian connectivity, thus expanding the Village Center to the northeast. The issue requires an amendment to the approved Preliminary Development Plan and makes the timeline more complicated.

The scope of the work included for the first phase would include the infrastructure needed for the regional commercial users to break ground: grading south of the creek, installing needed utilities, adding project signage at Feedwire and Wilmington Pike, erecting pylon signs at entrances to the north and east of that corner and constructing related roadway improvements.

Mr. Durham reminded the Oberer team of the importance of the rear elevations of the large commercial building, especially since the residential area could be closer than previously thought if the requested rezoning of part of the northeast corner is approved.

What is planned for the backs of the businesses would be important to softening the impact across the creek.

When Mr. Durham asked if the outlots on Wilmington Pike and Feedwire Road would include gas stations, Mr. Conley responded that two of the main anchors will have fuel stations. Mr. Durham asked about landscaping for the stream and detention areas to help the look and feel of the development from the outset. Mr. Oberer said the developers would not be financially able to do that until the village itself was developed. Mr.

Durham requested that the primary grading effort include mounding, retention of required trees, seeding and maintenance of the part of the site south of the creek as a good faith effort for the public to see. No affirmation of the request was given.

Mr. Clark asked Mr. Sliemers if the timeline would be problematic for the Engineering Department. Mr. Sliemers stated that the timeline could be problematic if information is not submitted in sufficient detail in a timely manner—especially information on the interior roads. Mr. Sliemers stated that it has taken a long time to get this far and that the focus of the two parties has often been different.

Mr. Feverston noted some of the kinds of things that would need to be in place and approved prior to construction starting in the spring of 2014: the preliminary and final development plans, the traffic study, a drainage study, engineering sign-offs and major site plans. The nuts and bolts of the details can take time. He stressed that plans, studies and applications that come to the City must be complete, make sense and be workable.

Mr. Hall stated that legal descriptions for the right-of-way along Feedwire and Brown Roads were being prepared.

The group fielded questions by Mr. Gammell, Mr. Etson, Ms. Korenyi-Both and Mr. Clark. Mr. Clark asked for more “sizzle” to make the development outstanding quality, especially with regard to the large open parking fields. He stated that walkways are needed to tie areas together.

Mr. Horn noted the progress that had been made in the last months, and Mr. Oberer thanked the Planning Commission for the meeting and restated his goal of having pad-ready sites for his users in a timely manner to the benefit of both the City of Centerville and Cornerstone Developers, Inc.

It being time for the regularly scheduled Planning Commission meeting, the work session was adjourned.



Paul Clark, Planning Commission Chair