

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, August 14, 2012

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

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jim Brunner, Mr. Jim Durham, Mr. Jeff Gammell, Mrs. JoAnne Rau. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, Municipal Attorney; Andy Slyh, Intern; and Mrs. Julie Weaver, Clerk.

Absent: Mr. Bill Etson.

MOTION: Mr. Durham made a motion to excuse Mr. Etson, since staff was aware that he would be absent. Mr. Briggs seconded the motion. The motion passed with six ayes.

Mr. Clark announced that the Public Hearing for amendments to the preliminary development plan for the Dille property at 5300 Wilmington Pike had been cancelled because Mr. George Oberer, Jr. had withdrawn the application. Notices had been sent and about a dozen people were in attendance expecting the public hearing.

APPROVAL OF MINUTES

There were no additions or corrections suggested for the minutes of July 31, 2012.

MOTION: Mr. Durham moved for approval of the minutes of the Planning Commission Meeting of July 31, 2012, as distributed. Mr. Briggs seconded the motion. The motion passed with a 3-0-3 vote, with Mr. Brunner, Mr. Gammell and Mrs. Rau abstaining because they were absent from said meeting.

NEW BUSINESS

Public Hearing: Application P-2012-0171 – Rezoning from I-1 to B-2 for 888 E. Franklin.

Mr. Feverston gave the staff report for two closely related rezonings (P-2012-0171 and P-2012-0174) filed by Mark Van Nest of MidWest Leasing for adjoining parcels at 888 and 900 E. Franklin Street. Mr. Van Nest applied to change the zoning from I-1, Light Industrial to B-2, General Business, in order to use the two properties, which are about one-third acre each, for a car leasing and sales center. The staff report was relevant for the rezoning of both properties.

Mr. Feverston gave a history of the uses of the properties which are located on the south side of East Franklin Street at the west corner of the intersection with South Suburban Road. He displayed a zoning map to show that the lots are surrounded by I-1 zoning

except to the west where B-2 frontages along the East Franklin Street corridor give the parcels contiguity to other B-2 zoning. He stated that the area has evolved since the 1960's with many properties having legal non-conformities to the zoning standards passed by the City of Centerville in 1986 for things like setbacks, landscaping and screening. Rezoning would not affect the legal non-conforming status of the properties. He listed permissible uses in a B-2 district and noted that the area was not included in the study areas of *Create the Vision*, but the Land Use Plan suggested commercial purposes. A Neighborhood Center Overlay was established in 2008 so that retail could be an option if an applicant invoked the overlay. He discussed the property in relation to the recommendations of the East Franklin Business District Redevelopment Plan completed earlier this year.

Mr. Feverston recommended replatting the two lots into one. He showed pictures of the two properties and pointed out the common driveway and parking serving them. Staff recommended the rezoning with the condition that the consolidation of the lots be incorporated into the official record plan. Mr. Durham clarified the language needed for a motion to make the rezoning contingent upon the unification of the two lots into one parcel.

When Mr. Clark opened the public hearing for Application P-2012-0171, the rezoning of 888 E. Franklin Street, owner Sherman McCoy of 166 Enfield Road, spoke of his inability to sell or rent the properties with the current zoning. He encouraged the Planning Commission to recommend the rezoning since the City would benefit from the income tax collected if jobs were created. Mr. Mark Van Nest, the applicant, and Mr. Todd Wright of Don Wright Realty were also present for the meeting.

Since no one else wished to make a statement, Mr. Clark closed the public hearing.

MOTION: Mr. Durham moved that the Planning Commission recommend to Council the rezoning of 888 East Franklin Street from I-1 to B-2 subject to following two conditions.

1. That the Planning Commission also recommends the rezoning of 900 E. Franklin Street.
2. That the ordinance rezoning the property at 888 East Franklin Street not be effective until the map consolidating the two lots at 888 and 900 E. Franklin Street is recorded with Montgomery County.

Mr. Briggs seconded the motion. The motion passed with six ayes.

Public Hearing: Application P-2012-0174 – Rezoning Request from I-1 to B-2 for 900 E. Franklin.

MOTION: Since the staff report had already been given and no one else wished to speak concerning the matter, Mr. Durham moved that Planning Commission recommend to City Council to rezone the property at 900 East Franklin Street subject to the following condition:

1. That the ordinance rezoning the property at 900 East Franklin Street shall not be effective until the map consolidating the two lots at 888 and 900 E. Franklin Street is recorded with Montgomery County.

Mr. Briggs seconded the motion. The motion passed with six ayes.

COMMUNICATIONS

Mr. Feverston briefly spoke of matters expected to be coming to the Planning Commission in the next months. These agenda items included variances related to the expansion of Centerville Mill Storage at 115 Compark Drive with a possible replat of the property and also a replat for Craig DeAnthony defining the lot lines in a very old section of town. Mr. DeAnthony is interested in having a diner in a portion of the building behind the barbershop at 30 North Main.

Mr. Feverston introduced Andy Slyh who has been working in the Planning Department as a summer intern. He thanked Mr. Slyh for his significant progress on important departmental projects.

Mr. Clark welcomed Mr. Brunner following a leave of absence. He announced that the next meeting of the Planning Commission would be August 28, 2012, in the Council Chambers of the City of Centerville.

Mr. Clark adjourned the meeting.



Paul Clark, Chair