

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, November 30, 2010

Mr. Clark called the meeting to order at 7:30 P.M.

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. Jim Brunner; Mr. John Palcher, Mr. Jim Durham, and Mr. Jeff Gammell Absent: Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Mr. Nathan Cahall, Economic Development Administrator; and Mr. Scott Liberman, City Attorney.

Excuse Absent Members:

MOTION: Mr. Gammell moved to excuse Mr. Etson from the meeting as they gave prior notice to staff of their absence. Mr. Palcher seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

City of Centerville – Rezoning of 29.83 acres more or less from Industrial Planned Development (I-PD) to Office Planned Development (O-PD)

Mr. Feverston reviewed Rezoning Application #P-2010-0047 submitted by the City of Centerville requesting the rezoning of 29.83 acres more or less of property from Industrial Planned Development (I-PD) to Office Planned Development (O-PD). The lands are located in the Centerville Business Park located north of Clyo Road, south of Interstate 675, east of the Steeplechase Apartments and west of the Premier Medical Offices and the Woods Apartments. This rezoning excludes the Washington Township Fire Station, 6690 Centerville Business Parkway and the former Sears Repair Center, 6661 Clyo Road as they were rezoned to Office Planned development earlier this year.

Staff recommended approval of the Rezoning application based on the following points:

1. The area proposed to be rezoned is situated within the Centerville Business Park. This business park has predominately developed as a business, professional and medical office campus. Within this campus, there exist few accessory uses which have industrial characteristics such as a contractor office for a construction trade as well as light manufacturing related to research and development.
2. The Planning Commission and City Council have evaluated the existing industrial zoning in the Centerville Business Park Area, the impact of this zoning on the existing land uses within this business park, the residential neighborhoods to the south as well as the land use and economic development goals of the Centerville Comprehensive Plan. Both the City Council and Planning Commission have concluded that the lands within this business park should be considered for rezoning to the O-PD, Office Planned Development Zoning District as a means of protecting the business park area and adjoining residential neighborhoods from incompatible industrial uses that could be established under the current I-PD Industrial Planned Development Zone.

3. The previous rezoning of the Clyo Road frontage of Centerville Business Park to O-PD was the first step towards creating a land use classification that strengthens the existing build out of the area.
4. The zoning district classification and use of the land will not endanger the public health or safety.
5. The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region.
6. The proposed zoning district classification and use of the land will not adversely affect the value of abutting property.
7. The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area the neighborhood in which it is located.
8. The proposed zoning district classification and use of the land will generally conform to the Create the Vision Comprehensive Plan.
9. The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics.
10. The proposed zoning district classification and use of the land will not cause undue traffic congestion or create a traffic hazard.

Mr. Clark opened the public hearing.

Mr. Gary Toliver, 6635 Centerville Business Parkway spoke. He stated that he owned the property now occupied by Beacon Electric and is opposed to the rezoning. He stated that the building is constructed for industrial type uses having an office area in front and a large warehouse space in the rear. This building would be difficult to renovate into an office use.

Mr. John Parker, 6855 Atterbury Court, Centerville Ohio spoke. He stated that he owned the property located at 6540 Centerville Business Parkway and is opposed to the rezoning. He stated this rezoning limits the use of the building and would preclude potential tenants.

There being no further speakers, Mr. Clark closed the public hearing.

Mr. Briggs stated he is opposed to this rezoning for the reasons expressed by Mr. Toliver and Mr. Parker.

Mr. Durham suggested that rezoning only those properties fronting on Clyo Road to the O-PD zone would provide the transitional zone protecting the residents across the street.

The Commission directed staff to prepare a report showing a parcel by parcel usage of land in Centerville Business Park. Further, this report shall show the vacancy rate within the business park.

MOTION: Mr. Durham moved to table for additional information. Mr. Briggs seconded the motion. The motion was approved 4-2 with Mr. Briggs and Mr. Clark voting no.

#### NEW BUSINESS

##### Walker Chrysler Jeep Dodge - Major Site Plan

Mr. Feverston stated that the Planning Department received a letter from the applicant requesting their application be tabled.

MOTION: Mr. Durham moved to table. Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

##### Cornerstone Developers, Ltd. – Landmark Designation

Mr. Feverston stated the City is in receipt of an application to demolish the house located at 5300 Wilmington Pike and known as the Dille House. He stated that Article 9.45 of the Centerville Unified Development Ordinance (UDO) requires the City Planner to evaluate any demolition application of buildings for landmark potential. For any building determined by the City Planner to have landmark potential, the issuance of the demolition permit is stayed until the landmark status is ultimately determined by the City Council. In this case the building was determined to have landmark potential.

Mr. Feverston stated the role of the Commission is to evaluate the proposed landmark nomination as it relates to the Comprehensive Plan, its effect upon the surrounding neighborhood and any planning consideration that may be relevant to the designation. This recommendation will be forwarded to the Board of Architectural Review who will hold a public hearing at their December 7, 2010 regular meeting. As stated the City Council has final decision.

The City Staff recommends that landmark status not be granted to the house located at 5300 Wilmington Pike and known as the Dille House.

MOTION: Mr. Briggs moved to reject landmark status. Mr. Brunner seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned to a Work Session.

