

CENTERVILLE PLANNING COMMISSION

Special Meeting

Tuesday, August 14, 2007

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jim Durham; Mr. Jeff Gammell; Mr. Mark Leonard; Mr. Jim Brunner. Absent: Mrs. Carolyn Meininger. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mrs. Meininger from the meeting as she gave prior notice to staff of her absence. Mr. Gammell seconded the motion. The motion was approved unanimously 6-0.

UNFINISHED BUSINESS

Centerville Mall - Phasing Schedule of Facade Improvements

Mr. Feverston stated Mr. Jeff Samuelson, developer of the Centerville Mall project located on the northeast corner of South Main Street (SR 48) and East Spring Valley Road, was present to discuss his proposed phasing schedule for the facade improvements to the building.

Mr. Samuelson apologized to the members for not being present at the last regular meeting due to a misunderstanding between he and his architect. At this time he reviewed the following phasing scheduled for the facade improvement project:

- Phase 1. To be started Now. West facade beginning at the north side of Auto Zone continuing south to include currently permitted work to the southwest corner.
- Phase 2. Within the next 12 months: all of the Spring Valley facade.
- Phase 3. Within the next concurrent 18 months: the balance of the west facade and all of the north facade.

Mr. Samuelson stated the parking lot renovation is being coordinated in tandem with Phase 1 for the development of the outlot that was created along the South Main Street streetscape. He stated permits have been filed for the parking lot improvements and the building and Subdivider's Agreement will be finalized as the agreement was structured in the approval process. The surety proposed is that if within thirty (30) days of any of the deadlines for the phasing, a \$75,000 Letter of Credit will be posted with the City to secure the commitments.

Mr. Durham asked Mr. Liberman if he agreed the proposal made for securing the improvements was acceptable to the City.

Mr. Liberman stated a Subdivider's Agreement will be drawn that will outline the terms requiring a bond be posted on a date certain.

Mr. Durham stated he felt that was exactly what the members wanted to provide assurance the project would be completed.

The members indicated the Phasing Schedule and bonding process met their condition placed on the approval of the Planning Commission Special Approval application.

#### Heartland Federal Credit Union - Planning Commission Special Approval

The applicant for Heartland Federal Credit Union requested the project remain on the table to give them an opportunity to re-evaluate the site to perhaps incorporate their offices as part of the future building. Mr. Feverston stated something should be submitted for review at the October meeting.

#### COMMUNICATIONS

##### Miami Valley Regional Planning Commission - Presentation of Long Range Plan

Ms. Bethany Hine, Miami Valley Regional Planning Commission, reviewed the 4-Year Long Range Plan prepared for future transportation needs, etc. She stated Montgomery County has decreased in population over the past decade by approximately 12%, whereas Greene and Miami Counties have increased in population and continue to grow. The Plan was developed as a shared framework for the development of the overall region, but does not designate the specific uses for the land as those will be the responsibility of each separate jurisdiction.

The members thanked Ms. Hine for her presentation of the Long Range Plan indicating they were pleased with the focus of the regional development future.

##### Miller Valentine Group - Concept Plan

Mr. Durham left the meeting at this time due to a potential conflict of interest.

Mr. Eric Yo, Miller Valentine Group, stated he was present to get feedback on the Concept Plan for the 68 acre parcel located north of Social Row Road, east of Paragon Road, and west of Sheehan Road. He stated their idea is to create a single-family housing development on the northern portion of the property, a 60 unit condominium development in the middle portion of the property, and retail development on the southern portion of the property fronting on Social Row Road. Walking and biking trails will be created around the perimeter of the entire project and pocket parks will be located throughout the overall development. A green corridor will be situated between the cul-de-sac access to the condominium units and the retail space to provide a proper buffer. Mr. Yo stated they would like to use the Lifestyle Community concept provided in the Zoning Ordinance although the project would require some variances in those standards.

Mr. Feverston stated the proposal for this project would require two (2) variances if developed under the Lifestyle Community zoning overlay. This project would have no focus of a lifestyle amenity such as the golf course was for Yankee Trace. The Lifestyle Community also requires a minimum of 200 acres of land and the property in question is a 68 acre parcel of land.

Mr. Clark stated the Unified Development Ordinance is in the process of being developed and felt the developer should work with staff to create a project that would work within the proposed limits of that document. He stated the members looked forward to working with the developer in the future.

Future Projects

Mr. Feverston stated applications are anticipated to be filed for the following projects:

- Tim Horton's Restaurant - outlot of Centerville Mall along South Main Street
- St. Leonard Center - New Master Plan
- Dille Property - 2 rezoning and 2 master plan applications
- LA Fitness - potential site at W. Alex-Bell Road and SR 48

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, reading "Paul Clark". The signature is written in dark ink and is positioned to the right of the main text block.

