

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, September 25, 2007

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jeff Gammell; Mr. Mark Leonard; Mr. Jim Brunner; Mrs. Carolyn Meininger. Absent: Mr. Jim Briggs; Mr. Jim Durham. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Scott Liberman, City Attorney; Mr. Doug Spitler, City Engineer; Mr. Greg Horn, City Manager; Mr. Bill Covell, Economic Development Administrator.

Motion to Excuse:

MOTION: Mrs. Meininger moved to excuse Mr. Durham and Mr. Briggs from the meeting as each gave prior notice to staff of their absence. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Gammell moved to approve the Planning Commission minutes of July 31, 2007, as written. Mr. Leonard seconded the motion. The motion was approved 3-0-2 with Mrs. Meininger and Mr. Brunner abstaining.

MOTION: Mr. Gammell moved to approve the Planning Commission Special Meeting minutes of August 14, 2007, as written. Mr. Leonard seconded the motion. The motion was approved 4-0-1 with Mrs. Meininger abstaining.

PUBLIC HEARINGS

Roger Pfister, Trustee and Bear Creek Capital, LLC - Rezoning to Adjust the Zoning Boundaries of Residential Planned Development, R-PD, and Business Planned Development, B-PD

Mr. Feverston reviewed the Rezoning application submitted by Roger Pfister, Trustee and Bear Creek Capital, LLC, for property located east of Wilmington Pike and north of Feedwire Road. The applicant is requesting an adjustment of the current zoning classification boundaries which are 120.904 acres zoned Business Planned Development, B-PD, and 36.053 acres are zoned Residential Planned Development, R-PD. The proposed adjustment requested is to rezone 2.76 acres to B-PD and 4.10 acres to R-PD. The undeveloped acreage is currently partially used for agricultural purposes. The areas adjacent to the site include Rollandia Golf Course, a Racquet Club, and single-family residential to the north; Interstate 675 and agricultural to the east; a regional shopping center and vacant commercial land to the south; and, single-family residential, a church and retail to the west.

Mr. Feverston stated the general goals, objectives and principles do apply to lands annexed to the City. Based upon the goals, objectives and principles, the Comprehensive Plan does support the proposed rezoning. It was, therefore, the staff recommendation to approve the rezoning as requested.

Mr. Clark opened the public hearing.

Mr. Steve Kelly, Bear Creek Capital, stated the rezoning request of this parcel of land simply redefined what was approved by the City earlier this year by adjusting the zoning boundaries between B-PD and R-PD zoning districts.

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

MOTION: Mr. Brunner moved to recommend approval of the Rezoning application submitted by Roger Pfister, Trustee and Bear Creek Capital, LLC, requesting the rezoning of 2.76 acres to Business Planned Development, B-PD, and 4.10 acres to Residential Planned Development, R-PD, to Council. Mrs. Meininger seconded the motion. The motion was approved unanimously 5-0.

Roger Pfister, Trustee and Bear Creek Capital, LLC - Rezoning from Residential Planned Development, R-PD, to Office Planned Development, O-PD

Mr. Feverston reviewed the Rezoning application submitted by Roger Pfister, Trustee and Bear Creek Capital, LLC, for property located east of Wilmington-Dayton Pike, south of I-675 and west of Possum Run Road. The applicant is requesting a rezoning of the 44.931 acres of land from Residential Planned Development, R-PD, to Office Planned Development, O-PD, in order to develop an office campus on the entire site. The undeveloped acreage is surrounded by I-675, a country club, and a regional shopping center to the north; single-family residential to the east; undeveloped land and governmental uses to the south; and a regional shopping center, church, and Miami Valley Hospital South to the west. This property is located in Study Area K of the Comprehensive Plan which promotes the opportunity for the Community to develop an infill location to advance economic development.

Based on the request addressing the goals contained in the Comprehensive Plan, staff recommended approval of the rezoning application.

Mrs. Meininger asked the zoning classification on the adjacent land to the south.

Mr. Feverston stated that acreage was located in Sugarcreek Township and he thought it was zoned B-2.

Mr. Clark opened the public hearing.

Mr. Steve Kelly, Bear Creek Capital, stated the request to rezone the parcel to O-PD in its entirety was a result of the sales market. He stated it is their opinion that the entire 72 acre site should be developed as office uses as it is a more appropriate use for the land.

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

Mr. Brunner moved to recommend approval of the Rezoning application submitted by Roger Pfister, Trustee and Bear Creek Capital, LLC, requesting the rezoning of 44.931 acres to Office Planned Development, O-PD, to Council. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

Cornerstone of Centerville/South Parcel - Major Use Special Approval

Mr. Feverston reviewed the Major Use Special Approval application submitted by Roger Pfister, Trustee and Bear Creek Capital, LLC, for the Cornerstone of Centerville/South Parcel located east of Wilmington Pike, south of I-675 and east of Possum Run Road. The zoning on the 71.482 acres of land is divided into two (2) zoning districts--26.551 acres are zoned Office Planned Development, O-PD, and 44.931 acres are currently zoned Residential Planned Development, R-PD, which was recommended by the Planning Commission in the previous reviewed application to be rezoned to O-PD. The request is seeking approval of a Major Use Development Plan for the entire site.

The following points were considered in the analysis of the development concept:

1. The property slopes from the northeast to the southwest. There exists a small tributary on the western portion of the site that accepts stormwater from the subject property and off-site principally from the northwest including I-675. There exists a wooded area that generally follows the tributary on the site.
2. The proposed Major Use Plan meets the spirit and intent of Study Area K and incorporates much of what is recommended in the City's Comprehensive Plan.
3. The Major Use Plan establishes development parcels that specify proposed land use categories and inter-connectivity between parcels. Final plans for each development parcel must be approved by the Centerville Planning Commission prior to construction.
4. The City of Centerville, Greene County and Sugarcreek Township are working cooperatively to build the Clio Road extension to connect Clio Road from its current terminus behind the Sugarcreek Plaza Shopping Center to Possum Run Road at the northeast corner of the site. Construction plans for Clio Road are complete and a right-of-way easement has been granted to the City of Centerville through the subject property. It is anticipated construction will begin late this year or early 2008.
5. The proposed Major Use Plan shows a network of public streets and sidewalks proposed within the development. The principal collector road is proposed to connect Clio Road extension to Wilmington Pike and all development parcels together.
6. The development plan is proposed to be constructed in phases. Phase 1 includes two parcels, one for a large medical user and a professional office building for the second parcel and the main collector street.
7. The applicant has hired Lockwood, Jones and Beals to perform a traffic study for this development.

It was, therefore, staff's recommendation to approve the Major Use Special Approval application subject to the following conditions:

1. The Residential Planned Development, R-PD, portion of the site be rezoned to Office Planned Development, O-PD, by the City Council.
2. The Major Use Plans, including Phase 1, shall be modified to integrate the Clyo Road and Possum Run Road extensions as shown on the Clyo Road Construction Plans subject to approval by the City Council.
3. Final plans, including site, grading, stormwater management, walkways, landscape, lighting and building elevation plans for each development parcel shall be subject to approval by the Planning Commission in accordance with the Special Approval Section of the Zoning Ordinance.
4. The final design of all gateways, public amenities including decorative street lighting, public benches, and street trees, and the proposed General Design Guidelines to create a "campus environment" shall be subject to approval by the Planning Commission.
5. The proposed development shall be platted including the right-of-way for Clyo Road and Possum Run Road in accordance with the City Subdivision Regulations.
6. A covenant shall be placed on the Record Plat dedicating Clyo Road that prohibits vehicular access to the remaining portion of Possum Run Road subject to approval by the City Attorney.
7. The proposed east/west public street shown in Phase 1 shall intersect Clyo Road at the Possum Run Road intersection.
8. A final traffic impact study shall be subject to approval by the City Engineering Department.
9. A private drive and access easement shall be established at the northeastern portion of the site that connects the proposed east/west public streets subject to approval by the City Planner.
10. The public right-of-way for the proposed cul-de-sac street shall be extended to the northeast and southwest property lines to allow for future vehicular and/or pedestrian connections subject to approval by the City Planner.
11. All street names shall be subject to approval by the City Planning Department.
12. A hiker/biker trail, eight (8) feet in width, shall be constructed along the western edge of Clyo Road and northern edge of the east/west collector street in-lieu of a sidewalk subject to approval by the City Engineer. A five (5) foot side sidewalk shall be constructed on the opposite side of the street.

13. Sidewalks shall be constructed on both sides of all other public streets.
14. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
15. Easements shall be recorded to allow for emergency access to all retention/detention basins by the City.
16. An earthen mound averaging three (3) feet in height and landscaping shall be provided along the frontage of existing Possum Run Road in accordance with the landscaping requirements of the Zoning Ordinance.

Mr. Brunner stated the sidewalk width referred to in #13 should be five (5) feet.

The members discussed the street layout and voiced their concern of how they would connect with street patterns located in Sugarcreek Township.

Mr. Feverston stated the City would not have jurisdiction of those street patterns, however, the street layout could be aligned to connect logically.

Mrs. Meininger was concerned with the traffic congestion within the office campus development from an emergency prospective since it will have limited access as it is proposed.

Mr. Clark opened the public hearing.

Mr. Steve Kelly, Bear Creek Capital, and Mr. Bill Hollenkamp, Cole & Russell Architects, were present for the review of the Major Use Special Approval application.

Mr. Kelly stated the access to the site in question, has been discussed in great detail. The access from future Clys Road will be very important to this project. Phase 1 will be the development of a healthcare facility as well as a medical office building associated with Miami Valley Hospital. The engineered layout of Clys Road will provide excellent access to the property for the medical uses and the proposed hotel which will not only provide support travelers, but will work well in conjunction with the medical uses within the campus. He stated the conditions of approval recommended by staff were appropriate and they would agree to satisfying those conditions.

Mrs. Meininger stated the concept did not seem to fit the definition of a campus environment. She stated she wanted to see something more than buildings and parking lots. In order to make it a campus setting, there should be more walkable amenities especially if the hotel is being situated to work with the office/medical development.

Mr. Kelly stated this will not be a university-type campus, but it could be integrated with sidewalks within the are along with green space.

Mr. Hollenkamp stated design guidelines are being generated for the campus to require a unified appearance. He stated the areas of development to be located closer to the existing residential areas will have more green space provided and spacing between buildings. The height of the buildings will vary between 2 and 4 stories.

Mrs. Meininger asked if the buildings could be built as 4 and 5 story buildings which will be possible with the standards to be provided in the new Unified Development Ordinance.

Mr. Hollenkamp stated taller building heights would require more parking and that would defeat that purpose.

Ms. Janet Johnson, 1017 Glen Arbor, asked where the traffic would flow from the area as it is already congested. She asked if another ramp to I-675 was being considered.

Mr. Feverston stated the extension of Clyo Road is to filter the development traffic onto this thoroughfare designed street. The extension of Miami Valley Drive to the east would provide better access to I-675 although that is not under the City's control. The Ohio Department of Transportation (ODOT) has stated the construction of an additional ramp to I-675 is not possible due to its close proximity to the existing ramp. He stated a traffic study will be done as part of the two Major Use Plans being reviewed.

Mr. Ralph Crowe, 5073 Wilmington Pike, stated he was concerned with the increase in traffic to be generated onto Wilmington Pike as it is already difficult for the homeowners on Wilmington Pike.

Mr. Horn stated the Clyo Road extension was designed by the Greene County Engineer which addresses the traffic impact that will occur with the development in the Wilmington Pike/I-675 area. He stated the change in the zoning from R-PD to O-PD will have less of an impact on the area in terms of traffic as well as a decrease in the number of students in the school system. He stated the quality of jobs will provide a positive impact on the tax base for Greene County, Sugarcreek Schools and the City. Miami Valley Drive was aligned in its location based on a sixty (60) foot wide easement between the Hope United Methodist Church and the shopping center that was established many years ago to provide access to the rear parcels. He stated the considerations given to the development in this area have been well addressed in terms of traffic circulations.

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

The members indicated their questions concerning the project had been answered.

MOTION: Mrs. Meininger moved to recommend approval of the Major Use Special Approval application for the Cornerstone of Centerville/South Parcel to Council subject to the following conditions:

1. The Residential Planned Development, R-PD, portion of the site be rezoned to Office Planned Development, O-PD, by the City Council.

2. The Major Use Plans, including Phase 1, shall be modified to integrate the Clio Road and Possum Run Road extensions as shown on the Clio Road Construction Plans subject to approval by the City Council.
3. Final plans, including site, grading, stormwater management, walkways, landscape, lighting and building elevation plans for each development parcel shall be subject to approval by the Planning Commission in accordance with the Special Approval Section of the Zoning Ordinance.
4. The final design of all gateways, public amenities including decorative street lighting, public benches, and street trees, and the proposed General Design Guidelines to create a "campus environment" shall be subject to approval by the Planning Commission.
5. The proposed development shall be platted including the right-of-way for Clio Road and Possum Run Road in accordance with the City Subdivision Regulations.
6. A covenant shall be placed on the Record Plat dedicating Clio Road that prohibits vehicular access to the remaining portion of Possum Run Road subject to approval by the City Attorney.
7. The proposed east/west public street shown in Phase 1 shall intersect Clio Road at the Possum Run Road intersection.
8. A final traffic impact study shall be subject to approval by the City Engineering Department.
9. A private drive and access easement shall be established at the northeastern portion of the site that connects the proposed east/west public streets subject to approval by the City Planner.
10. The public right-of-way for the proposed cul-de-sac street shall be extended to the northeast and southwest property lines to allow for future vehicular and/or pedestrian connections subject to approval by the City Planner.
11. All street names shall be subject to approval by the City Planning Department.
12. A hiker/biker trail, eight (8) feet in width, shall be constructed along the western edge of Clio Road and northern edge of the east/west collector street in-lieu of a sidewalk subject to approval by the City Engineer. A five (5) foot side sidewalk shall be constructed on the opposite side of the street.
13. Sidewalks, five (5) feet in width, shall be constructed on both sides of all other public streets.

14. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
15. Easements shall be recorded to allow for emergency access to all retention/detention basins by the City.
16. An earthen mound averaging three (3) feet in height and landscaping shall be provided along the frontage of existing Possum Run Road in accordance with the landscaping requirements of the Zoning Ordinance.

Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

Cornerstone of Centerville/North Parcel - Major Use Special Approval

Mr. Feverston reviewed the Major Use Special Approval application submitted by Roger Pfister, Trustee and Bear Creek Capital, LLC, for the Cornerstone of Centerville/North Parcel located east of Wilmington Pike, north of Feedwire Road and south of Brown Road. The subject 156.957 acre property is divided into two (2) zoning districts—120.9 acres are zoned Business Planned Development, B-PD, and 36.05 acres are zoned Residential Planned Development, R-PD. A rezoning to adjust the R-PD and B-PD zoning boundary is pending before the City which was recommended for approval to Council in a previous application. The request is to approve a Major Use Plan for the entire site. The focus of the application is the B-PD portion of the site.

A large stand of trees is situated along the properties length on Wilmington Pike as well as Feedwire Road. A small farm pond was created many years ago remains on the site. The adjacent land uses to the north is the Rollandia Golf Course and residential uses. The existing house on the site is to be moved to the residential portion of the site to possibly serve as a community building.

The shopping center proposes three (3) large anchor tenants within the attached units building. A public street is to be constructed within the site extending in a parallel configuration to Wilmington Pike. That street area will feature street lighting, sidewalks, street furniture, etc. Landscaped medians are proposed to be constructed along both Wilmington Pike and Feedwire Road. A public road will be constructed internal to the site extending from Brown Road to Feedwire Road as it will critical as to how traffic circulation will affect the project and the area.

The following points were considered in the analysis of the development concept:

1. The property is generally flat with some modest slopes south toward Feedwire Road. The property generally drains east/southeast toward I-675. The highest point on the property is in the vicinity of the Dille House.

2. There exists a large wooded area situated along the western portion of the site adjacent to Wilmington Pike. The developer proposed to maintain trees along Wilmington Pike and Feedwire Road in an area ranging from approximately 40 feet to 160 feet in depth.
3. The proposed Major Use Plan meets the spirit and intent of Study Area J and incorporates much of what is recommended in the City's Comprehensive Plan.
4. The Major Use Plan establishes development parcels that specify proposed land use categories and inter-connectivity between parcels. Final plans for each development parcel must be approved by the Centerville Planning Commission prior to construction.
5. The proposed Major Use Plan shows a network of public streets and sidewalks proposed within the development.
6. The development plan is proposed to be constructed in phases. Phase 1 includes roughly the southern one third (1/3) of the property from Feedwire Road north to the main east/west boulevard including all development parcels within this area.
7. The applicant has hired LJB, Inc., to perform a traffic study for this development.
8. The Dille House is proposed to be moved onto the R-PD zoned land. All other buildings are proposed to be demolished as a part of this development. Because of these requests, the Dille House and all other buildings were evaluated by the City Planner for Potential Landmark Status in accordance with the provisions of the Centerville Landmark Preservation Ordinance. The City Planner has determined that the House has Landmark Potential and is eligible to be designated as a local landmark. All other buildings on the property were determined not to have Landmark Potential and may be demolished. The House will be nominated as a Local Landmark by the City of Centerville after it has been moved.

It was, therefore, staff's recommendation to approve the Major Use Special Approval application subject to the following conditions:

1. The proposed rezoning to adjust the R-PD and B-PD zoning boundary must be approved by the City Council.
2. A Major Use Special Approval application must be filed with the City for the residential portion of the site.
3. The proposed development shall be platted including the additional right-of-way for Wilmington Pike, Feedwire Road, Brown Road and all internal public streets in accordance with the City Subdivision Regulations.
4. A traffic impact study for Wilmington Pike and Feedwire Road shall be subject to approval by the City Engineering Department.

5. The final design and alignment of all intersections onto Wilmington Pike, Feedwire Road and Brown Road shall be subject to approval by the City Engineer. This condition includes shifting the easternmost street intersection with Feedwire Road out the limited access right-of-way and aligning the boulevard entrance from Feedwire Road directly across from the existing access drive on the south side of Feedwire Road subject to approval by the City Engineer.
6. Feedwire Road shall be widened to include an extra lane of pavement, curb, gutter, stormsewer, and an eight (8) foot wide hiker/biker trail subject to approval by the City Engineer.
7. Brown Road shall be improved within the City of Centerville to include widening of the westbound lane, curb, gutter, stormsewer, and a five (5) foot wide sidewalk with the final design subject to approval by the city Engineer. In lieu of constructing these improvements, the applicant may place an amount of money in escrow with the City approved by the City Engineer to be used for the future improvement of Brown Road. The City Engineer may require the developer to make temporary improvements to Brown Road which at this time is expected to include a five (5) foot wide sidewalk. The estimated cost of any temporary improvements shall be subtracted from the required escrow amount.
8. The internal street network that includes the streets east and west of Anchor #3, the main east/west boulevard from Wilmington Pike, and the north/south street that parallels Wilmington Pike shall be dedicated and constructed as public streets subject to approval by the City Planner.
9. All landscape islands and architectural features within the public right-of-way of the internal street network shall be placed into reserve areas to be owned and maintained by the property owner subject to approval by the City Attorney.
10. All street names shall be subject to approval by the City Planning Department.
11. Sidewalks shall be constructed on both sides of all internal public streets.
12. Pedestrian crosswalks shall occur at street or driveway intersections.
13. The proposed pedestrian pathway along Wilmington Pike shall be constructed as an eight (8) foot wide hiker/biker trail subject to approval by the City Planner.
14. Final plans, including site, grading, stormwater management, walkways, landscape, lighting and building elevations plans for each development parcel shall be subject to approval by the Planning Commission in accordance with the Special Approval Section of the Zoning Ordinance.

15. The final design of all gateways, architectural features, public amenities including decorative street lighting, public benches, and street trees, and the proposed General Design Guidelines to create a unified design for the entire shopping center shall be subject to approval by the Planning Commission.
16. A covenant shall be placed on the Record Plat that prohibits direct vehicular access from any development parcel to Wilmington Pike or Feedwire Road subject to approval by the City Attorney.
17. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
18. Easements shall be recorded to allow for emergency access to all retention/detention basins by the City.
19. The proposed bufferyard shall be constructed in accordance with the Landscape, Screening and Bufferyard requirements of the Zoning Ordinance.
20. All development parcels shall be designed to preserve areas of existing stands of trees to the greatest extent practical subject to approval by the Planning Commission.

Mr. Clark opened the public hearing.

Mr. Steve Kelly, Bear Creek Capital, and Mr. Bill Hollenkamp, Cole & Russell Architects, were present for the review of the Major Use Special Approval application.

Mr. Kelly stated that to accommodate the retail portion of the site the existing house will be moved to the residential portion for some type of community site. He stated their intent is to preserve the trees throughout the site in a manner that will allow development of the outlots within the wooded area. The development of the site will be done in phases working from south to north. He stated their intent is to provide a water feature along I-675.

Mr. Gammell stated the property has a unique topographic land elevation.

Mr. Kelly the house being left in its current location would not work based on the topography of the site because it is situated on its highest point.

Mr. Leonard asked what amount of trees are intended to be saved on the site.

Mr. Kelly stated approximately ten (10) percent of the trees will be saved on the overall site, however, each individual site will be designed to preserve as many as possible on each separate lot.

Mr. Leonard asked how the adjoining residents will access the retail site.

Mr. Hollenkamp stated a walking path will connect the sites through the green space.

Mr. Zach Fink, co-owner of Rollandia Golf Course, was concerned with the access points from the site to Brown Road. He stated the internal streets should provide access which would align with established access points to Rollandia.

Mr. Hollenkamp stated there are opportunities to align the secondary roadway system to Brown Road and Wilmington Pike where a traffic signal will be installed.

Mr. Feverston stated condition #5 obligates the applicant to align the drive access points.

Mr. Michael Clarion, 4968 Wilmington Pike, was concerned with the types of businesses to be constructed on the outlots along Wilmington Pike as to what type of noise levels would be generated. He asked that the issue of noise be taken into consideration regarding the surrounding residential community and how buildings would be situated on the lots with thought given to buffering the noise.

Mr. George Helm, 5111 Wilmington Pike, encouraged the members to maximize the preservation of trees as they not only serve as a visual buffer, but provide an environmental advantage in terms of reducing harmful gases from the oxygen being produced.

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

Mr. Clark stated he felt this particular project needed the full voice of all the Planning Commission members which lacked two (2) members at this time.

Mr. Gammell stated he felt the variety of buildings along Wilmington Pike and Feedwire Road were acceptable. He remained concerned with the topography of the site and how the development layout would address that issue. He stated it will be important to maintain the treeline along the major roadway system.

Mr. Leonard stated he appreciated the internal streets being constructed within the project to minimize the traffic as much as possible. He stated he would like to see how the residential portion of the site will tie in with the business portion. Further, he felt more trees needed to be preserved that the ten (10) percent indicated by Mr. Kelly.

Mrs. Meininger stated she felt there were many issues discussed at the time the concept plan was presented to the members that were not considered in this proposal. The right-in/right-out access point on Feedwire Road with its proximity to the intersection is a major concern. She indicated the use of parking garage should be considered to reduce the amount of asphalt on the site and to aid in the preservation of trees. She stated the site should have a more distinct appearance with creativity that is unique to this site.

Mr. Brunner stated the biggest issue is that of the preservation of the trees. He asked if the traffic study concludes Wilmington Pike should be widened would that mean more trees would be sacrificed. He stated more consideration needed to be given to the plan prior to action being taken.

Mr. Kelly indicated they were willing to waive the time period for approval on the application.

MOTION: Mrs. Meininger moved to table the Major Use Special Approval application submitted for the Cornerstone of Centerville/North. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

The members agreed to meet in a work session to review revisions to the plan on Tuesday, October 9, 2007.

The next regular meeting of the Planning Commission was scheduled to be held on Tuesday, October 23, 2007, since the last Tuesday of the month has been scheduled for Beggars Night in the City.

There being no further business, the meeting was adjourned.

Paul Clark

