

CENTERVILLE PLANNING COMMISSION  
Work Session Meeting  
Tuesday, October 27, 2020

TIME: 6:30 p.m.

PLACE: J. V. Stone Council Chambers

ATTENDANCE:

Present: Paul Clark, Jim Durham (via phone), Kevin Von Handorf, Robert Muzechuk, Amy Korenyi-Both, Bill Etson and Donald Stewart. Also present: City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Municipal Attorney Scott Liberman, Development Director Michael Norton-Smith, Staff Engineer Taylor Schindler, Planning Intern Sydney Yee, and Assistant Clerk of Council Donna Fiori.

Also present were applicant Civil Engineer Kara Burkhardt, architect John Roll, and owners of the property Tom, Deborah, and Alex Smith.

Mr. Clark called the meeting to order at 6:31 p.m.

**Centerville Storage Inns of America, 1881 South Metro  
Major Site Plan, Record Plat, and Variance**

Mr. O'Brien made a brief presentation which detailed the review process conducted thus far, provided a property description, site plan, and proposed building elevations. Mr. O'Brien reviewed the staff report stating the major site plan is for the expansion of Centerville Storage Inns of America at 1881 South Metro Pkwy. This includes new parking and paving surrounding each new storage building and landscaping surrounding the site which would require a bufferyard and setback variance. Mr. Yandrick indicated the applicant would address changes required in the staff report with commission.

Mr. O'Brien introduced the applicant Kara Burkhardt to address questions of commission. Ms. Burkhardt indicated they would comply with most staff comments including engineering and utilities. Zoning issues related to variances for setbacks, bufferyard, and aisle widths would need to be discussed. She stated they are proposing a 15' buffer instead of a 20' buffer, drive aisle widths of 22' instead of 24' which would accommodate a fire truck, and landscaping on west end of buildings not the east as suggested by staff.

Ms. Burkhardt asserted based on this type of business not fitting into a specific zoning box and the low volume of vehicles the proposed variances would be sufficient to meet the intentions of the Unified Development Ordinance. She stated the project would face the potential loss of at least 4 units if made to meet the requirements.

Commission discussed drive aisle widths meeting fire truck requirements, drive aisle widths related to setback requirements, entrance and exit widths, one-way access, and hardships related to the original legal non-conformity of a 10' setback. Commission expressed the desire to work with applicant to provide maximum usability on the site, however, some concession in building space may be necessary to avoid variances on entrance and exit drives.

Mr. Clark adjourned the work session at 7:00 p.m.

  
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Paul Clark, Chair