

PLANNING COMMISSION  
Regular Meeting  
J. V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, December 15, 2020

At 7:18 p.m., Mr. Clark called the meeting to order and led the Pledge of Allegiance.

**ATTENDANCE**

Members Present: Paul Clark, Kevin Von Handorf, Amy Korenyi-Both, Robert Muzechuk, and Don Stewart. Pursuant to Substitute House Bill #197 and as amended by House Bill #404 Jim Durham and Bill Etson attended remotely via the telephone.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Assistant City Planner Joey O'Brien, Development Director Michael Norton-Smith, and Assistant to the Clerk of Council Donna Fiori.

**APPROVAL OF MINUTES**

Minutes of the Planning Commission Meeting on November 17, 2020 had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. Von Handorf moved to approve the November 17, 2020 Planning Commission meeting minutes as distributed; seconded by Mr. Muzechuk. The motion passed 6-0 with Ms. Korenyi-Both abstaining.

**OPENING STATEMENT**

Mr. Clark read an opening statement, regarding the conduct of Planning Commission meetings and Public Hearings.

**PUBLIC HEARINGS**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**Application P-2020-0035: Record Plat – Yankee and Social Row Plat Section 2  
City of Centerville**

Mr. Yandrick presented a summary and overview of the item. He provided a property description and reviewed the Standards for Approval. This record plat allows the parcel identified as Lot 3, to be sold and developed. The City will retain ownership of Lot 3 until the Development Agreement is approved and signed by the City. Mr. Yandrick indicated the City will retain ownership of Lot 4 with the intent to further subdivide the property for future sales. Mr. Yandrick stated staff's analysis supports the record plat and advised staff recommends approval.

Mr. Clark invited the applicant to speak and for commission to comment and ask questions of the applicant. No comments or questions were presented.

MOTION: Ms. Korenyi-Both moved to approve Record Plat case number P-2020-0035 as recommended by staff, seconded by Mr. Stewart. The motion passed 7-0.

### **COMMUNICATIONS**

Mr. Yandrick provided the following communications:

- City Council approved variance appeal for porch addition.
- The applicant with proposal from S. Main St. and Martha Ave. withdrew application.
- APA article "How Covid-19 Will Change Land Use".
- January meeting vice-chair appointment/reappointment consideration.

### **ADJOURNMENT**

Seeing no further business, Mr. Clark adjourned the regular meeting at 7:28 p.m. to return to Work Session.



---

Paul Clark, Chair