

PLANNING COMMISSION
Regular Meeting Minutes
J. V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, March 23, 2021

At 7:00 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, Bill Etson, Robert Muzechuk, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Planning Intern Austin Nelson, and Assistant Clerk of Council Donna Fiori.

EXCUSE ABSENT MEMBERS

MOTION: Ms. Korenyi-Both moved to excuse Jim Durham from the meeting; seconded by Mr. Von Handorf. The motion passed 6-0.

APPROVAL OF MINUTES

Minutes of both the Planning Commission work session and regular meeting on February 23, 2021 had been distributed prior to this meeting. One correction was noted to the regular meeting minutes.

MOTION: Mr. Von Handorf moved to approve the February 23, 2021 Planning Commission Work Session and Regular meeting minutes with the correction; seconded by Mr. Muzechuk. The motion passed 6-0.

Application Z-2021-0030: Major Accessory Structure
Geoffrey Wilkie, 7254 Green Ash Ct.

Mr. Nelson presented a summary and overview of the application for an accessory structure of 15.66' in height explaining accessory structures between 12' – 16' require Planning Commission Special Approval. Mr. Nelson displayed proposed elevations, standards of approval, and staff analysis. Mr. Nelson noted staff recommends approval with the following two conditions:

1. The property owner is solely responsible for locating all recorded easements and assumes all risk when constructing an accessory structure within a recorded easement. Such structures may require relocation or removal at the owner's expense for scheduled or emergency maintenance, repair, or replacement within the easement. Structures shall not obstruct stormwater drainage flow. The applicant is advised to contact the county auditor or recorder's office for a complete listing of recorded easements on your property.
2. If additional storm water runoff is determined by City Staff to cause drainage problems to neighboring properties, the homeowner will be required to mitigate any problems to the satisfaction of the City. Grading shall be directed toward established swales or the homeowner's own yard and not any neighboring properties.

Mr. Clark inquired if any comments were received from neighbors. Mr. Yandrick pointed out this was not a public hearing however staff did request the applicant to seek feedback from neighbors. Commission discussion occurred with staff on the effect to mature trees and maximum number of allowable garage spaces.

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Mr. Clark invited the applicant to speak.

Geoffrey Wilkie, property owner and Centerville resident for 25 years. Discussed desire to add to existing property detailing the plans, layout of the property, and expressing his credentials as a professional engineer. Mr. Stewart suggested the applicant explore the Community Reinvestment Area Tax Abatement Program. Discussion occurred with the applicant regarding a tree near the house, height of the structure with relation to the rear neighbor, juniper tree placement and hip roof options.

Ms. Korenyi-Both inquired of staff what recourse the applicant has if the case were denied. Mr. Yandrick explained the applicant could appeal to City Council or proceed with the project provided a 12 foot maximum height.

MOTION: Mr. Von Handorf moved to approve variances for case number Z-2021-0030 with the following three conditions:

1. The property owner is solely responsible for locating all recorded easement and assumes all risk when constructing an accessory structure within a recorded easement. Such structures may require relocation or removal at the owner's expense for scheduled or emergency maintenance, repair, or replacement within the easement. Structures shall not obstruct stormwater drainage flow. The applicant is advised to contact the county auditor or recorder's office for a complete listing of recorded easements on your property.
2. If additional storm water runoff is determined by City Staff to cause drainage problems to neighboring properties, the homeowner will be required to mitigate any problems to the satisfaction of the City. Grading shall be directed toward established swales or the homeowner's own yard and not any neighboring properties.
3. Rear of the structure shall be built with a hip roof to the extent possible without raising the roof height or impinging on the 6' vertical clearance for the stairway.

Seconded by Mr. Muzechuk. The motion passed 4-2.

OLD BUSINESS – None

NEW BUSINESS - None

COMMUNICATIONS

Mr. Yandrick provided the following communications:

- City Council reappointed Amy Korenyi-Both to Planning Commission for another 4 year term.
- Planning Commission minutes will be signed via DocuSign and maintained electronically going forward.
- Printed copies of the fall UDO updates are available; the full UDO is available online for those who prefer to be paperless.
- City Council tabled Cornerstone Phase IV FDP amendment to allow vinyl as a building material until April 5.
- A pending major site plan amendment to allow vinyl for Dogwood Commons was tabled from this meeting pending City Council's decision on the Cornerstone Phase IV FDP amendment.

