

CENTERVILLE PLANNING COMMISSION  
Regular Meeting Minutes  
J. V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, April 27, 2021

At 7:02 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, Jim Durham, Bill Etson, Robert Muzechuk, and Don Stewart.

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

**EXCUSE ABSENT MEMBERS** - None

**APPROVAL OF MINUTES**

Minutes of the Planning Commission regular meeting on March 23, 2021 had been distributed prior to this meeting. No additions or corrections were noted.

MOTION: Mr. Stewart moved to approve the March 23, 2021 Planning Commission Regular Meeting minutes as distributed; seconded by Ms. Korenyi-Both. The motion passed 6-0 with Mr. Durham abstaining.

Mr. Clark rearranged the published agenda to review the Zoning Certificate Extension request first, delaying the UDO Text Amendment Public Hearing until later in the meeting.

**OLD BUSINESS**

**Zoning Certificate Extension - Application Z-2020-0013: Variance  
Zoning Certificate Extension - Application Z-2020-0014: Major Site Plan  
McBride Dale Clarion on behalf of Speedway, 901 S. Main St.**

Mr. Yandrick presented a summary of the request for an 18-month extension of approvals for (7) Variances and a Major Site Plan that were approved by Planning Commission at the June 30, 2020 meeting. He explained Major Site Plans and Variances expire after 12 months if a zoning certificate is not issued and construction does not begin. Due to the COVID-19 pandemic construction has been delayed.

Mr. Clark invited the applicant to speak.

Robert Sweet of McBride Dale Clarion, 5721 Dragon Way #300, Cincinnati, Ohio, stated the project was delayed due to Speedway placing a hold on projects at the onset of the pandemic. They are now starting projects back up however he explained there are longer lead times for materials such as tanks, coolers, and food prep stations. Mr. Sweet stated lead times on these items could be from 6-months to a year.

Mr. Durham indicated the Uniform Development Ordinance (UDO) only allows for 12-months on an original approval and questioned Mr. Sweet about the 18-month request opposed to a shorter time period. Mr. Sweet expressed the desire for the 18-month extension to ensure materials can be ordered and arrive on time and to prevent the need to come back and request an additional extension. Mr. Durham inquired of Mr. Liberman if the applicant would be permitted to come back and request an additional extension if more time was needed beyond

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what may be approved at this meeting. Mr. Liberman confirmed per the UDO the applicant would be permitted to request additional extensions from Planning Commission.

Commission discussed with the applicant the various steps and timing in the process and potential scenarios. Commission communicated that if a 12-month extension is granted the applicant will have the ability to come forward again once more information is known with scheduling and request an additional extension for both the variances and the major site plan if needed.

MOTION: Mr. Durham moved to approve a 12-month extension of zoning permit Z-2020-0013 and Z-2020-0014; seconded by Mr. Stewart. The motion passed 7-0.

## **PUBLIC HEARINGS**

### **Application P-2021-0008: UDO Text Amendments Michael Norton-Smith, City of Centerville 100 W. Spring Valley Rd.**

Mr. Yandrick presented the staff report detailing the proposed changes including adding definitions for Warehouse, and Warehousing and Distribution Center, eliminate "Warehouses and Mini-Warehouses" as a land use classification and change the following land uses from Not Permitted to Conditional Uses in the O-PD Zoning District:

- Artisan/Craft Product Workshop
- Light Manufacturing
- Warehouses and Distribution

Mr. Yandrick explained this would allow more flexibility for uses in the O-PD zoning district providing property owners and businesses for the best and highest use of the property. He reminded commissioners of the conditional use process which includes Planning Commission making a recommendation to City Council who decide if the proposed use and scale fit with the surrounding environment and meet the UDO Standards of Approval.

Mr. Yandrick noted Mr. Durham prepared and distributed a document to Planning Commission prior to the meeting with additional information on allowing Light Manufacturing as a Conditional Use in the O-PD District. For discussion Mr. Yandrick provided a summary of where the areas referenced in the document are located throughout the city which include Cornerstone South, Sinclair College, Karras property, Centerville Business Parkway, Alex-Bell and Clio office park, Dayton Jewish Community Center, and the parcel on Clio.

Mr. Liberman clarified for commission members that Planning Commission makes a recommendation for UDO text amendments and then it is put into ordinance form to City Council.

Mr. Durham inquired on what analysis was done to conclude that light manufacturing was appropriate and desirable. Mr. Yandrick stated they looked at the district as a whole, various vacancies in Centerville Business Parkway, potential users contacting the city and property owners with a desire. Mr. Yandrick explained light manufacturing is commerce driven not business driven with a much smaller footprint and not the same level of pollution. Additionally, the use could compliment office space. Mr. Yandrick stated other options included an overlay district or alternative zoning district however, looking at the O-PD district as a whole a conditional use was deemed the most appropriate.

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Mr. Yandrick acknowledged Planning Commission's desire to have work sessions concerning UDO text amendments.

Mr. Yandrick went on to explain the removal of "Warehouses and Mini-Warehouses" from the Land Use Table 9.0 is because warehouses are covered under Warehouses and Distribution and Mini-Warehouses are considered Storage Facilities which are already a classification in the UDO.

Mr. Clark opened the public hearing.

Applicant Michael Norton-Smith presented himself to commission. Mr. Norton-Smith stated the changes were prompted because of inquiries from brokers and owners in the Centerville Business Parkway trying to utilize available space that has been unfilled for years. Given the previous industrial character of the area that was rezoned from I-PD in 2011 the possibility to pursue additional users is desired. He went on to provide an example of a 3D-printer as a light manufacturer. Given the uncertainty of office use going forward due to COVID-19 and chronic vacancies staff found it appropriate to explore the possibility of providing additional flexibility with the three uses which would not be adverse to the overall office character of the district. Brokers and owners that were contacted in the Centerville Business Parkway supported the conditional use process given it allowed for the case-by-case review of potential users while allowing the flexibility to pursue additional users.

Mr. Liberman clarified for commission members that the conditional use process begins with Planning Commission making a recommendation to City Council.

Discussion occurred related to the conditional use process, zoning certificate, and changes in approved conditional uses requiring new approvals. Mr. Von Handorf raised concern with potential users wasting time and money in assuming they can get a conditional use and would like more qualification in the ordinance to prevent this. Mr. Norton-Smith stated staff works with potential users providing analysis and guidance to users. Mr. Von Handorf still expressed the desire for further qualifications based on concerns regarding potential users investing time and money before they speak with staff.

Mr. Clark closed the public hearing.

Mr. Durham reiterated the need for a work session to discuss the changes before recommending to City Council.

MOTION: Mr. Durham moved to table application P-2021-0008 to work session; seconded by Ms. Korenyi-Both. The motion passed 6-1.

**NEW BUSINESS** - None

## **COMMUNICATIONS**

Mr. Yandrick provided the following communications:

- Whit's Custard at 199 N. Main St. presenting a major site plan in work session to the Board of Architectural Review next week.
- Major site plan and Variance for Centerville Storage Inns, a variance for Whit's Frozen Custard and a record plat for the Speedway at Whipp and Wilmington for the May Planning Commission meeting.

