

CENTERVILLE PLANNING COMMISSION  
Work Session Meeting Minutes  
Tuesday, April 27, 2021

TIME: 6:30 p.m.

PLACE: J. V. Stone Council Chambers

ATTENDANCE:

Present: Paul Clark, Kevin Von Handorf, Jim Durham, Bill Etson, Amy Korenyi-Both, Bob Muzechuk, and Don Stewart.

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

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

**Application P-2021-0001: Major Site Plan  
Centerville Climate Control Storage  
Daniel Wilson, 7991 Clyo Rd.**

Mr. Yandrick announced to commission members this application was filed in January prior to City Council placing a moratorium on storage facilities and therefore falls under the current zoning regulations and is allowed to proceed.

Mr. O'Brien presented the staff report describing the property and detailing a summary of the proposal for new construction of three storage building additions to the existing Centerville Self Storage property in an area that is currently a parking lot. The proposal also redevelops parking, paving, and landscaping areas on the site. He discussed additional approvals required include a building setback variance in two locations. Mr. O'Brien discussed items the applicant will need to address in the resubmittal.

Mr. Yandrick brought to commissions attention as indicated in the staff report dryvit must be specifically approved by Planning Commission as an acceptable building material at the major site plan approval.

Stephen Butler, Community Civil Engineers 2440 Dayton-Xenia Rd., Ste. B, representing owner Dan Wilson presented himself to the commission. Mr. Butler discussed the intent for buildings requiring variances and the desire to improve the street view. He complimented Mr. Yandrick on his helpfulness in explaining the need behind comments provided and has been working with city staff to address the items indicating they have no objections to the comments.

Commission members discussed with Mr. Butler the intent for other buildings on the property, hardships for utilizing the site and the need for details related to the variance request.

Owner Dan Wilson stated a railroad track ran through the property at one time which he believed caused some of the non-conformity in the area. History of the site was discussed, and commission expressed the desire for the history of the site to be included in the next presentation. Mr. Wilson expressed the desire to work with staff and Planning Commission to make the plan work.

Mr. Clark adjourned the work session at 6:58 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark  
Chairperson

Date: 6/10/2021