

CENTERVILLE PLANNING COMMISSION
Special Meeting Minutes
J. V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, June 8, 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, 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, Assistant City Engineer David Swanson, Councilmember John Palcher, Planning Intern Max Lambert, Economic Development Intern Kileigh Lade, Board of Architectural Review Chair Ed Ross, and Assistant Clerk of Council Donna Fiori.

EXCUSE ABSENT MEMBERS - None

APPROVAL OF MINUTES

Minutes of the Planning Commission work session meeting and regular meeting on April 27, 2021 had been distributed prior to this meeting. Mr. Yandrick noted a correction to the regular meeting minutes.

MOTION: Mr. Durham made a motion to approve the April 27, 2021 Planning Commission work session minutes as distributed and regular Meeting minutes with one correction; seconded by Mr. Etson. The motion passed 7-0.

PUBLIC HEARINGS

P-2021-0013 – Variance
Doug Fisher, Fisher Architects Inc. on behalf of Whit's Custard
199 N. Main St.

Mr. Yandrick provided a PowerPoint presentation detailing the property description, application summary, site photo, site history, building setback details, and standards of approval. The applicant requests a 25'-2" rearyard building setback variance to allow for the construction of an attached cooler for Whit's Frozen Custard Shop. Mr. Yandrick noted the building was constructed before current setback regulations and the addition will not extend further into rearyard than the existing building.

Mr. Durham inquired of Mr. Liberman if a condition can be placed on the variance that the cooler be surrounded by brick and painted white to match the building citing this would be required if the major site plan were presented to the Planning Commission and not the Board of Architectural Review (BAR). Mr. Yandrick stated the BAR have different architectural standards and design review criteria for non-residential uses in the Architectural Preservation District (APD) and are not reviewed in the same way. Mr. Liberman stated they can approve the variance as requested, approve with modifications by the Planning Commission, or deny the variance. Provided the conditions are reasonable this would fall under modifications by Planning Commission and may be placed on the variance approval.

June 8, 2021

Planning Commission Minutes

Page 2 of 5

Commission discussed the screening of the cooler from the west and north as well as the flat roof cooler relating to drainage. Mr. Yandrick indicated drainage would be addressed in the zoning approval process.

Mr. Clark opened the public hearing.

Jeffrey Neace, 1019 West Rahn Road, owner of the Whit's franchise expressed his desire to have the variance approved as presented with the cooler being the same color white as the building. He indicated he has the wherewithal for this project and the desire to create a community asset as efficiently as possible. Mr. Neace stated the cooler will be screened with landscaping and they will abide by whatever ruling is decided.

Mr. Durham repeated that architectural consistency is important and outside of the APD the requirement is for brick to surround dumpsters or exposed coolers. Mr. Von Handorf inquired of Mr. Durham if it would be acceptable to have the bottom bricked and match the lower color of the building for consistency or if it was more about the texture. Mr. Durham expressed it is more about it blending in as part of the building.

Doug Fischer, 60 S. Main Street, architect for the project inquired if a freestanding masonry block wall with brick veneer on north side would be an acceptable alternative given the evergreens and landscaping on the west side. Mr. Durham expressed the north façade is the concern and this would bring the consistency desired. Mr. Fisher also shared they will be removing a 3:4 ratio of hard surface and installing landscaping.

Mr. Neace informed commission that two exterior doors on the north side that will be removed and bricked so there should be no issue with the wall.

Mr. Clark closed the public hearing.

MOTION: Mr. Durham made a motion to approve application P-2021-0013 with the condition that the applicant shall provide a freestanding brick wall that screens the cooler on the north side of the building. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

**P-2021-0014 – Variance
Daniel Wilson, Centerville Climate Control Storage
7991 Clyo Rd.**

Mr. Yandrick provided a PowerPoint presentation detailing the property description, application summary, site photo, site history, staff analysis, and standards of approval. The applicant requests a rear yard building setback of 14.3' and a side yard building setback of 5.6' to construct a building addition for additional self-storage facilities. Mr. Yandrick noted staff summarized this is a unique condition that if the variance were approved, this would improve the aesthetics by eliminating the legal architectural nonconformities of the principal structure by improving the facade to align the building with Article 9.53.C. of the UDO.

Mr. Clark opened the public hearing.

Stephen Butler, Community Civil Engineers 2440 Dayton-Xenia Rd., Ste. B, Beavercreek, representing owner Dan Wilson discussed with commission the background on developing the plans for the improvements, interior improvements made over the past years, and the desire to improve the street view. Mr. Butler expressed difficulties they are faced with related to the

proximity of the existing building on the property line explaining the reason for the irregular layout was the railroad tracks that ran through this parcel and consequently a lot split and 0' side yard variance from 1992.

Mr. Clark closed the public hearing.

Mr. Von Handorf inquired of Mr. Liberman why the variance from 1992 would not apply to this building expansion. Mr. Liberman explained it applies to the application at the time and the use. Mr. Yandrick stated the 1992 variance was reviewed and it was written specific to the existing building at the time and not the property.

MOTION: Ms. Korenyi-Both made a motion to approve the two variances in application P-2021-0014. Mr. Muzechuk seconded the motion. The motion passed 7-0.

OLD BUSINESS - None

NEW BUSINESS

**P-2021-0010 – Record Plat
Macy Downey, McBride Dale Clarion on behalf of Speedway
5495 Wilmington Pk.**

Mr. O'Brien provided a PowerPoint presentation detailing the property description, application summary, and standards of approval. The applicant requests to combine the existing Speedway gasoline station lot with the undeveloped property to the west for future redevelopment. Mr. O'Brien noted this request dedicates 2' of right-of-way to align with City's Thoroughfare Plan, which requires 45' on each side of centerline. City staff recommends approval without conditions.

Macy Downey, 6700 Kennedy Ave, Cincinnati of McBride Dale Clarion reiterated the request for approval of the combination of two lots with a right-of-way dedication for the future expansion of Speedway. She offered to answer any questions of commission. No questions were asked of Ms. Downey.

MOTION: Mr. Stewart made a motion to recommend approval of application P-2021-0010; seconded by Mr. Etson. The motion passed 7-0.

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

Mr. O'Brien provided a PowerPoint presentation detailing the property description, application summary, standards of approval, staff analysis, and recommendation. The proposal includes constructing three storage building additions and to redevelop parking and paving on the site. Mr. O'Brien noted changes made to the plans since the April work session. Mr. O'Brien stated staff recommends approval with seven conditions.

1. All review comments from the Engineering Department and other review agencies shall be incorporated into final construction drawings to the satisfaction of the City Engineer.
2. The applicant shall provide an updated final landscape plan conforming to regulations of Unified Development Ordinance Article 9.25, before a Zoning Certificate can be issued.

June 8, 2021

Planning Commission Minutes

Page 4 of 5

3. The required landscaping shown in approved in case P-2013-0029, was never installed and shall be installed per plan as part of this case.
4. The applicant shall provide a landscape bond to the City prior to issuance of the zoning certificate.
5. The applicant shall provide a lighting plan for the site, conforming to regulations of Unified Development Ordinance Article 9.29, before a Zoning Certificate can be issued.
6. Planning Commission specifically approves the use of dryvit as a façade material for the building body.
7. The site plan shall be amended in accordance with the UDO on all variance decisions rendered from case P-2021-0014.

Mr. Clark invited the applicant to speak.

Stephen Butler presented himself on behalf of applicant Dan Wilson to answer questions of the commission members.

Mr. Korenyi-Both inquired on the dryvit product and how it is applied. Mr. Butler explained the architect would be the one to answer that question but was unable to attend the meeting.

Mr. Clark asked if there were any issues with the seven recommended conditions. Mr. Butler expressed there were no issues with the conditions.

MOTION: Mr. Durham made a motion to approve application P-2021-0001 with the seven conditions recommended by staff; seconded by Mr. Stewart. The motion passed 7-0.

COMMUNICATIONS

Mr. Yandrick discussed an email sent to boards and commission members detailing the project City Council and staff are beginning aimed at ensuring consistency and involvement among the boards and commissions. Mr. Yandrick prompted board members to begin the process by establishing a mission statement for the Planning Commission. Various ideas were discussed and it was decided members would provide suggestions at the next meeting. Changes to the rules of procedure were discussed with a suggestion from Mr. Yandrick to add the meeting format and guide he provided on the Commission Agendas. Mr. Durham expressed support of the change and noted a scrivener's error in the rules of procedure.

Mr. Yandrick provided the following communications:

- Introduced Planning Intern Max Lambert and Economic Development Intern Kileigh Lade.
- Appreciative of the UDO feedback from commission.
- Uptown moving forward with stakeholder group meetings with open house with public later in the summer and associated UDO changes
- Thanked BAR Chair Ed Ross for attending this meeting.
- Cornerstone Park zoning certificate close to being issued for construction to begin.

Mr. Clark noted he observed a fence around the tree at Cornerstone. Mr. Durham commented on Treplus moving forward with the building of the community with the approved building material. Ms. Korenyi-Both inquired about the pipeline project moving through the community. Mr. Yandrick explained it is a Vectren project and Mr. Swanson expanded on details regarding the project.

June 8, 2021

Planning Commission Minutes

Page 5 of 5

The next meeting of Planning Commission is scheduled to take place on June 29, 2021 at 7:00 p.m.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 8:16 p.m.

Submitted By: Donna Fioni

Paul Clark
Approved – Chairperson

7/1/2021
Date