

CENTERVILLE PLANNING COMMISSION
Work Session Meeting Minutes
Tuesday, June 8, 2021

TIME: 6:15 p.m.

PLACE: J. V. Stone Council Chambers

ATTENDANCE:

Present: Paul Clark, Kevin Von Handorf, Jim Durham, Bill Eton, 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, Planning Intern Max Lambert, Economic Development Intern Kileigh Lade, and Assistant Clerk of Council Donna Fiori.

Mr. Clark called the meeting to order at 6:15 p.m.

Unified Development Ordinance Text Amendments

Mr. Yandrick provided a PowerPoint presentation outlining items proposed for amendments to the Unified Development Ordinance. Mr. Yandrick explained a moratorium on Self-Storage Facilities is in place until January 11, 2021 which allowed staff time to evaluate and compare to other jurisdictions current conditions and propose amendments. Staff proposed the following regulations related to self-storage facilities:

1. Self-Storage facilities may only operate in 8% of acreage of the total acres of the zoning district.
2. A new Self-Storage facility would be limited to properties up to three (3) acres.
3. A new Self-Storage facility may not be located within 500' of another Self-Storage facility property.
4. All goods and property stored in a Self-Storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.
5. Fences and walls including entry gates shall be constructed of high-quality materials and shall be compatible with the design and materials of the building(s) and site, as approved by the Planning Commission, Decorative metal or wrought iron fences are preferred. Chain link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
6. All Self-Storage Facilities must have security installed. Examples include but are not limited to property fencing, lighting, motion sensors, key pads, and access control hardware, security cameras, video monitors, gate and digital gate operator, unit alarms and electronic doors.

Commission members discussed with Mr. Yandrick scenarios pertaining to properties in the I-1 and I-PD zoning districts, capping of acreage in the I-1 and I-PD zoning districts, outdoor storage considerations, fence and wall quality of material clarification, indoor storage facilities, and expanding the proposed 500' distance from another facility.

Mr. Yandrick went on to present additional proposed UDO amendments which were tabled to work session at the April 27, 2021 Planning Commission meeting.

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Mr. Yandrick presented advantages and disadvantages of the following two potential alternatives for text amendments.

Option #1 Allowing Artisan/Craft Product Workshop, Light Manufacturing, Warehouses and Distribution as Conditional Uses in O-PD Zoning District.

Or

Option #2 Creating an Office-Flex (OF) Overlay District in which Artisan/Craft Product Workshop, Light Manufacturing, Warehouses and Distribution are Conditional Uses.

Commission members discussed with Mr. Yandrick boundaries of the proposed overlay district, process of applying for an overlay district and timeline, and the benefit of an overlay district providing a broad view. Members spoke in support of Option #2 and of the proposed text amendments presented noting the desire for an increase of the 500' distance for storage facilities.

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

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 7/1/2021