

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

TIME: 6:30 p.m.

PLACE: Kingseed Law Library

ATTENDANCE:

Present: 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, Planning Intern Max Lambert, Economic Development Intern Kileigh Lade, and Assistant Clerk of Council Donna Fiori.

Mr. Von Handorf called the meeting to order at 6:30 p.m.

**P-2021-0022 – Major Site Plan
Synergy Building Systems - John Kopilchack
1023 S. Main St.**

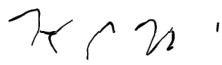
Mr. Yandrick provided a PowerPoint presentation describing the property, its history, and a summary of the proposal to redevelop the former Kroger site into a medical office facility. The proposal includes an upgrade to the eastern façade, a new entrance feature on the east side of the building, redesign of the parking lot, landscaping adjacent to building and within the parking lot, replacing parking lot lighting, and adding stormwater. Mr. Yandrick presented the standards of approval and the major site plan process timeline.

Jerad Barnett, Synergy Building Systems, representing applicant John Kopilchack presented himself to the commission. Mr. Barnett discussed the redevelopment stating it will be done in phases with façade improvements to include a patient drop-off and their desire to improve the presence of the property.

Commission members discussed with Mr. Barnett the lack of a base, a body, and a cap on the north façade, landscape islands to the north, extent of the first phase, signage, parking, and the intended use of the building.

Mr. Von Handorf adjourned the work session at 6:54 p.m.

Submitted By: Donna Fiori

Approved By: 
Chairperson (Acting)

Date: 9/6/2021