

CENTERVILLE PLANNING COMMISSION  
Regular Meeting Minutes  
J. V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, August 31, 2021

At 6:59 p.m., Vice-Chairperson Kevin Von Handorf called the meeting to order and led the Pledge of Allegiance.

**ATTENDANCE**

Members Present: Kevin Von Handorf, Amy Korenyi-Both, 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, Staff Engineer Taylor Schindler, and Assistant Clerk of Council Donna Fiori.

**EXCUSE ABSENT MEMBERS**

MOTION: Ms. Korenyi-Both made a motion to excuse Paul Clark, Jim Durham, and Bill Etson from the meeting; seconded by Mr. Muzechuk. The motion passed 4-0.

Mr. Yandrick shared with Commission that Mr. Clark left a message for staff prior to the July 27, 2021 informing of his absence but the message was not received until after the meeting.

MOTION: Mr. Stewart made a motion to excuse Paul Clark from the July 27, 2021 Planning Commission meeting; seconded by Ms. Korenyi-Both. The motion passed 4-0.

**APPROVAL OF MINUTES**

Minutes of the Planning Commission work session and regular meetings on July 27, 2021 had been distributed prior to this meeting.

MOTION: Mr. Muzechuk made a motion to approve the July 27, 2021 Planning Commission work session minutes and regular meeting minutes as distributed; seconded by Ms. Korenyi-Both. The motion passed 4-0.

**PUBLIC HEARINGS** - None

**OLD BUSINESS** - None

**NEW BUSINESS**

**P-2021-0028 – Record Plat  
Greg L. Lauterbach, Architect LLC  
57-59 and 63 W. Franklin Street**

Mr. Yandrick presented the property description, application summary, standards of approval, staff analysis, and staff recommendation. The applicant requested a record plat to combine two properties at 57 and 63 W. Franklin Street into one parcel to allow the combination of two existing buildings for a proposed restaurant. Mr. Yandrick noted the application dedicates right-of-way for W. Franklin Street. Staff recommended approval without conditions.

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Mr. Muzechuk inquired about the entrance to the restaurant. Mr. Yandrick stated this plat does not modify the site plan at all and it would keep the existing framework with entry on the west side and exit on the east side. Any changes related to Uptown would occur later.

Mr. Von Handorf opened the meeting for public comment of which there was none.

MOTION: Mr. Stewart made a motion to recommend approval of record plan application P-2021-0028 without conditions, to the City Council; seconded by Ms. Korenyi-Both. The motion passed 4-0.

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

Mr. Yandrick presented the property description, history, application summary, façade renderings, proposed site-lighting-landscaping plans, standards of approval, and staff analysis. The proposed plan includes the repurpose of a former grocery store to a medical facility with a new façade on the eastern side of the building, small modifications to north and west facades, new entrance feature on the east side of the building, redesigned parking lot, improved lighting, installation of landscaping adjacent to building and within parking lot, and addition of stormwater management. Mr. Yandrick added that the architectural elements on the northern façade are considered a legal nonconforming structure and the applicant cannot increase the nonconformity but is encouraged to decrease any nonconformity. Mr. Yandrick noted changes made to the plans since the July work session. Mr. Yandrick indicated staff recommends approval with the following nine conditions:

1. The paint color on the existing block on the north and west façades shall be an earth-toned color compatible with the proposed improvements and surrounding development, subject to approval by the City Planner during the zoning certificate phase.
2. The proposed architecture shall screen rooftop mechanicals from view. The applicant shall provide parapets or appropriate screening during the construction document phase if the proposed architecture does not adequately screen the mechanicals.
3. Planning Commission specifically approves the use of metal composite as a building material for this project.
4. The applicant shall add another light to the northeast end of the parking lot to provide adequate the lighting levels to the parking lot to comply with the regulations of 9.27 of the UDO.
5. The applicant shall include four (4) additional zelkovas or a similar canopy tree along the northern boulevard to satisfy the minimum number of canopy trees for parking lot landscaping.
6. Stormwater grading, stormwater calculations and water quality will be required to be approved by the City Engineer during the zoning certificate phase.
7. Staff recommends the applicant add (2) additional crosswalks at the sidewalk that connects to S. Main Street and on a crosswalk to the northern parking lot.
8. Signs are not approved as part of this Major Site Plan approval and the applicant must apply for separate zoning permits.
9. The pavement in the subject driveway must be repaved to City's Property Maintenance Code Standard.

Commission and staff discussed the use of metal composite as a building material, parking spaces, and the front entrance.

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Mr. Von Handorf opened the meeting for public comment.

John Kopilchack, Synergy Building Systems, was present for the meeting and described paving the entrance to bring it up to code and improvements on the north side of the building in response to work session comments.

Commission members, staff and the applicant discussed landscape enhancements be carried through the entrance to create cohesiveness and that Mr. Kopilchack supports the proposed conditions.

Mr. Von Handorf closed the public comment portion of the meeting.

MOTION: Mr. Stewart made a motion to approve the major site plan case P-2021-0022 with the initial nine conditions recommended by staff and the addition of a tenth condition as follows:

10. Continue landscaping from Route 48 to the first through driveway.

Seconded by Ms. Korenyi-Both. The motion passed 4-0.

**P-2021-0026 – Major Site Plan  
Kurt Ziessler, Burkhardt Engineering  
1700 Thomas Paine Parkway (Synergy Family Therapy Specialists)**

Mr. O'Brien presented the property description, application summary, standards of approval, staff analysis, and recommendation. The applicant requests to develop a 38-space parking lot which includes new parking and paving, stormwater retention, and increased landscaping adjacent to an existing parking lot on site. Staff recommended approval with the following three conditions:

1. The applicant shall provide a sidewalk plan conforming to regulations of UDO Article 9.13, before a Zoning Certificate can be issued.
2. To the satisfaction of the City Engineer the applicant shall ensure the proposed stormwater manhole near Thomas Paine Pkwy is properly located and does not impact the sidewalk in the right-of-way.
3. The applicant shall provide a lighting plan for the site, conforming to regulations of UDO Article 9.29, before a Zoning Certificate can be issued.

Mr. Yandrick noted sidewalks in a public right-of-way is a requirement of the Unified Development Ordinance (UDO) for public improvements.

Ms. Korenyi-Both inquired if there was a dumpster on site.

Mr. Von Handorf opened the meeting for public comment.

Kurt Ziessler, Burkhardt Engineering, was present for the meeting and deferred to the owner regarding a dumpster.

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Marc Colclasure, 9536 Still Meadow Lane, stated they are in a land contract for the property and there is no dumpster on site. Mr. Colclasure noted there is an entrance at the back of the site for potential future development.

Mr. Muzechuk inquired if the driveway width allowed for two-way traffic and the location of the building entrance.

Mr. Ziessler stated the driveway width is 24' which is designed for two-way traffic.

Mr. Colclasure stated the entrance is on the west side of the building and the sidewalk will lead to this entrance.

Mr. Von Handorf closed the public comment portion of the meeting.

MOTION: Ms. Korenyi-Both made a motion to approve major site plan P-2021-0026 with the three conditions as recommended by staff; seconded by Mr. Stewart. The motion passed 4-0.

**COMMUNICATIONS**

Mr. Yandrick spoke about the following items: (a) September meeting, (b) Uptown public update meeting, (c) Volunteer Salute, (d) Community Leadership Forum, and (e) Boards & Commissions Mission and Objectives project.

Mr. Von Handorf inquired about next steps for the Uptown plan. Mr. Norton-Smith discussed next steps which include working with LJB to develop preliminary engineering, construction drawings, and develop phases for the project.

Mr. Muzechuk inquired about Panera Bread leaving the 11 N. Main Street location. Mr. Norton-Smith noted Panera Bread has a new restaurant design format and the new model includes a drive-thru which the building in Uptown could not accommodate.

The next meeting of Planning Commission is scheduled to take place on September 28, 2021, at 7:00 p.m.

**ADJOURNMENT**

Seeing no further business, Mr. Von Handorf adjourned the meeting at 7:37 p.m.

Submitted By: Donna Fiori

Paul Clark  
Approved – Chairperson

10/27/2021  
Date