

CENTERVILLE PLANNING COMMISSION
Work Session Meeting Minutes
Tuesday, November 30, 2021

TIME: 7:00 p.m.

PLACE: Kingseed Law Library

ATTENDANCE:

Members Present: Vice-Chair 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, Development Director Michael Norton-Smith, Assistant Engineer David Swanson, and Assistant Clerk of Council Donna Fiori.

Mr. Von Handorf called the meeting to order at 7:00 p.m. and asked all present to introduce themselves.

**P-2021-0036 – Major Site Plan
App Architecture – Timothy J. Bement
716 E. Franklin St.**

Mr. Yandrick introduced the application and described the project as a new Washington Township Fire Station 41 to replace the existing fire station at 163 Maple Ave.

Timothy Bement and Curt Sparks, App Architecture; Chief Kujawa, Washington Township Fire Department; Ryan Lee, Washington Township Development Director, were present for the meeting.

Mr. Bement, using video displays and sample materials, presented the project to the Commissioners highlighting:

1. Building location.
2. Preservation of sycamore trees.
3. Building materials and availability.
4. Westpark Rd. future access road.
5. Return entry drive alignment.
6. Layout and site circulation related to main throughfares.
7. Emergency response vehicles being seen and heard.

The Commissioners, staff and applicant discussed:

1. School related traffic mitigation.
2. Access drive at Lake Glen Ct.
3. Bypass drive and apron.
4. Alert signals.
5. Burnished masonry material.
6. Desire for material variation in the utility screening wall and eastern section of building.
7. Four-sided rooftop mechanical screening.
8. Aggregate size and color variation of material.
9. Health and well-being of fire personnel.

Chief Kujawa noted outside of Emergency traffic and shift change between 5:30 - 6:15 a.m. and p.m. the station would not have much vehicular activity. The station will currently be staffed by six personnel 24

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hours a day but there will be room to grow in the future. In response to Mr. Muzechuk's inquiry, Chief Kujawa indicated there are currently no plans for the future of the existing station at 163 Maple Ave. and agreed with Mr. Muzechuk's desire to not have a vacant building for an indefinite period of time.

**P-2021-0037 – UDO Text Amendment
City of Centerville – David Swanson**

Mr. Swanson described the National Flood Insurance Program (NFIP) through the Federal Emergency Management Agency (FEMA), updates to the Flood Insurance Rate Maps (FIRMs), and 100-year floodplain data. Mr. Swanson stated this amendment is required to bring our flood management regulations into compliance with FEMA floodplain management regulations to allow the City's continued participation in NFIP. He discussed the flood plain standards and that the Ohio Department of Natural Resources (ODNR) administers the floodplain program in the State of Ohio based on the information provided by FEMA. In addition to the updated FIRM updates he noted two requirements being proposed above and beyond the minimum standards are:

1. Freeboard requirement for the lowest floor of a structure to be two feet above the base flood elevation which will ensure minimal structural damage if conditions differ from what was modeled by FEMA. This also aligns with Ohio Building Code requirements.
2. Bonding requirements for a performance bond related to applications for map changes by developers in order to cover the cost of submitting a final Letter of Map Change (LOMC) so the City will have funds to file if the developer does not.

The Commission, Mr. Swanson, and staff discussed:

1. Various freeboard requirement scenarios related to cost and benefit.
2. Location of floodplains in city.
3. County map updates.
4. Letter of map amendment and letter of map revision.
5. Six-month deadline for changes to be adopted.
6. Bonding requirement fees.
7. Desire for statistical parameters related to two-foot free board requirement with 100 versus 500-year flood.
8. ODNR review of changes.
9. Existing structures and substantial improvements.

Mr. Yandrick shared the following communications:

1. Chick-Fil-A filed an appeal to City Council on variance decision.
2. Several items for December 14 meeting.
3. City Council economic development tour of housing developments.

Mr. Von Handorf adjourned the work session at 8:20 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 12/15/2021