

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J. V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, December 14, 2021

At 7:01 p.m., Chairperson Paul Clark called the meeting to order.

ATTENDANCE

Members Present: Paul Clark, Kevin Von Handorf, Jim Durham, Bill Etson, Robert Muzechuk, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Assistant City Planner Joey O'Brien, City Engineer David Swanson, Development Director Michael Norton-Smith, Councilmember John Palcher, and Assistant Clerk of Council Donna Fiori.

EXCUSE ABSENT MEMBERS

Ms. Korenyi-Both communicated with staff she was unable to attend the meeting.

MOTION: Mr. Etson made a motion to excuse Amy Korenyi-Both from the meeting; seconded by Mr. Muzechuk. The motion passed 6-0.

APPROVAL OF MINUTES

Minutes of the Planning Commission regular meeting on October 26, 2021, had been distributed prior to this meeting.

MOTION: Mr. Stewart made a motion to approve the October 26, 2021, Planning Commission regular meeting minutes as distributed; seconded by Mr. Von Handorf. The motion passed 5-0 with Mr. Muzechuk abstaining.

Minutes of the Planning Commission work session on November 30, 2021, had been distributed prior to this meeting.

MOTION: Mr. Muzechuk made a motion to approve the November 30, 2021, Planning Commission work session minutes as distributed; seconded by Mr. Stewart. The motion passed 5-0 with Mr. Clark abstaining.

OPENING STATEMENT

Mr. Clark read the Opening Statement concerning protocol for public hearings.

PUBLIC HEARINGS

**P-2021-0037 – UDO Text Amendments
City Initiated – David Swanson**

Mr. Swanson presented the staff report detailing the amendments stating they are due to updates and requirements from the Federal Emergency Management Agency (FEMA) because the City is in the Flood Insurance Rate Maps (FIRM) program, which provides lower flood insurance rates for those properties within an established floodplain. Mr. Swanson stated this ordinance amends the Unified Development

December 14, 2021

Planning Commission Minutes

Page 2 of 4

Ordinance (UDO) to bring our flood management regulations into compliance with FEMA floodplain management regulations.

The proposed text amendments include updated Floodplain Design Standards (Article 9.37) and Definitions (Article 11.02). Mr. Swanson described the three major changes which include adding freeboard requirement, bonding requirement, and the FIRM updates. He indicated these proposed text amendments will be sufficient to meet Greene County and Montgomery County FIRMS once they are adopted. Staff recommends approval with the following condition:

1. Staff may amend a regulation based on any additional FEMA or ODNR review and feedback of these regulations.

Mr. Yandrick noted properties within the 100-year floodplain were provided the opportunity last year to attend information sessions through the FEMA process in both Montgomery and Greene Counties.

Mr. Clark opened the public hearing. There being no speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Durham made a motion to approve P-2021-0037 UDO text amendments with the one condition as recommended by staff; seconded by Mr. Stewart. The motion passed 6-0.

OLD BUSINESS

**P-2021-0030 – Major Site Plan
Esencia LLC – Frank Gawdun
5301 Cornerstone N. Blvd. (Chick-Fil-A)**

Mr. Yandrick presented the staff report describing the proposed plan for one pickup order canopy to be attached to the existing building, one stand-alone canopy which is an accessory structure located in the drive-thru lanes, and modifications to the existing drive thru entrance to accommodate two lanes. Mr. Yandrick noted Planning Commission approved a variance for an accessory structure in a front yard and denied two setback variances for both structures that encroached into the front yard and side yard building setbacks. He stated City Council granted the denied variances based on an appeal filed by the applicant citing it was a reasonable use to comply with the innovative business model and to attempt to reduce vehicular queueing on Cornerstone North Boulevard.

Staff recommends approval with the following two (2) conditions:

1. The applicant shall modify the poles to have a stone pillar at minimum four-foot (4') height to match the base material of the principal restaurant building.
2. The applicant shall provide stormwater and lighting plan during the Zoning Certificate phase, to the satisfaction of the City Staff.

Commission and staff discussed the amount of pole coverage with stone.

Mr. Clark opened the meeting for public comment.

Frank Gawdun, Esencia Architecture, was present for the meeting and described his work for the Chick-Fil-A rollout canopy program across the country. Mr. Gawdun discussed lighting and their ability to meet city standards, willingness to provide stone and brick column veneer up to 18" below canopy, and storm

December 14, 2021

Planning Commission Minutes

Page 3 of 4

water mitigation. He expressed the canopies are for public safety and the health and well being of employees.

Commission members, staff and the applicant discussed nesting birds, landscaping to screen onsite headlights, canopy rooftop designs and canopy height. Commission expressed an aversion to the more obtrusive taller standing seam metal roof versus the standard flat roof style. Mr. Gawdun stated the change in design was a requirement of the owners' association and informed commission members the height will be between 18"-24" which is smaller than that of a fuel station canopy which are 3'-4' high.

Seeing no additional speakers Mr. Clark closed the public comment portion of the meeting.

Mr. Durham and Mr. Liberman discussed that the Master Property Owners Association requirements can be more restrictive than the City requirements.

Commission members discussed a potential motion and potential conditions.

MOTION: Mr. Durham made a motion to approve major site plan P-2021-0030 with staff's two (2) recommended conditions, but amending #1 to modify the poles to be shielded by brick up to 18" below the underside of the canopy, and adding the following two (2) conditions:

3. The applicant shall work with City Staff for additional landscaping to shield onsite headlights from residences across Wilmington Pike.
4. The applicant shall work with City Staff and the Master Property Owners Association to try and minimize the impact of the proposed canopy by aligning more with the Chick-Fil-A standard canopy design powder coated to match the standing seam metal roof.

Mr. Stewart seconded the motion. The motion passed 6-0.

NEW BUSINESS

**P-2021-0036 – Major Site Plan
App Architecture, Timothy J. Bement
716 East Franklin Street**

Mr. Yandrick presented the staff report displaying the property description, proposed site plan, application summary, amendments since work session, architecture, façade renderings, lighting, standards of approval, staff analysis and recommendations. The proposed plan is for a new Washington Township Fire Station 41 to relocate the existing station at 163 Maple Ave. Mr. Yandrick noted the proposal keeps many of the trees along East Franklin St. and along the existing driveway of the former Thomas Farm.

Staff recommends APPROVAL with the following four (4) conditions.

1. The applicant shall address items on the engineering review sheet in the zoning certificate phase to the satisfaction of City Staff.
2. The applicant shall dedicate an access easement to the pond for emergency access and a stormwater drainage easement over the pond and the stormwater pipes exiting the pond before the zoning certificate is issued.
3. The applicant shall include a horizontal element and/or a differentiation in color on the east side facade to break up the masonry.

December 14, 2021
Planning Commission Minutes
Page 4 of 4

4. Planning Commission specifically approves the use of masonry on the building façade and dumpster enclosure.

Commission members and staff discussed the east façade masonry, north façade landscaping, mechanical unit on west side of building, traffic volume and patterns.

Mr. Clark opened the meeting for public comment.

Timothy Bement, App Architecture, was present for the meeting and discussed the proposed landscaping for the north façade, mechanical unit screening, and deferred to Chief Kujawa to address the traffic questions.

Chief Kujawa, Washington Township Fire, addressed the traffic concerns stating the apparatus drivers receive extensive training and they are already routinely traveling this route to and from St. Leonard's. Additionally, he asserted the three lanes allow sufficient access and the school hours are only a small portion of the entire year.

Mr. Bement noted no objections to the proposed conditions and shared the materials sample with the Commission.

Seeing no additional speakers Mr. Clark closed the public comment portion of the meeting.

MOTION: Mr. Durham made a motion to approve major site plan P-2021-0036 with staff's recommended conditions, but removing Condition #3 and adding the following condition:

- The applicant shall screen the mechanical unit on the west side of building from the south and west.

Mr. Von Handorf seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Yandrick anticipates at least one application for the January meeting.

The next meeting of the Planning Commission will be January 25, 2022, at 7:00 p.m.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 8:21 p.m.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

2/23/2022
Date