

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J. V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, February 22, 2022

At 7:08 p.m., Chairperson Paul Clark called the meeting to order.

ATTENDANCE

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Jim Durham, Amy Korenyi-Both, Robert Muzechuk, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, City Engineer David Swanson, Development Director Michael Norton-Smith, Planning Intern Emily Jackson, and Assistant Clerk of Council Donna Fiori.

EXCUSE ABSENT MEMBERS

Mr. Etson previously communicated with staff he was unable to attend the meeting.

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

APPROVAL OF MINUTES

Minutes of the Planning Commission regular meeting on December 14, 2021, had been distributed prior to this meeting.

MOTION: Mr. Von Handorf made a motion to approve the December 14, 2021, Planning Commission regular meeting minutes as distributed; seconded by Mr. Stewart. The motion passed 5-0 with Ms. Korenyi-Both abstaining.

NEW BUSINESS

**P-2021-0004 – Record Plat
Gateway Lofts Centerville, LLC – William Kirk
701 East Alex Bell Road**

Mr. Yandrick presented the application summary, standards of approval, staff analysis, existing French Manor Property Lines, and staff recommendation. The proposed plan is to replat the parent 37.86-acre parcel into six (6) lots. Lot 1 will contain the Gateway Lofts complex and the remaining Lots 2-6 will be sold to the French Manor Condominium Association at a future time. The plat also establishes easements, a stream buffer zone, a wetland buffer zone, and dedicates parkland area.

Mr. Yandrick explained the site was an unfinished portion of the Chardonnay and French Manor Communities. The original development had the property lines within the condominium association running through several of the existing units, some of which are included in the record plat. The applicant and representatives from the condominium association agreed to execute the sale of property "as is" with the existing property lines.

Staff recommends APPROVAL with two (2) conditions.

February 22, 2022

Planning Commission Minutes

Page 2 of 3

1. The applicant shall label and provide sanitary and water easements on the subject properties as requested by Montgomery County Environmental Services before this application is presented to City Council.
2. A copy of the signed Warranty Deed must be provided to the City before signatures are obtained for the mylar of the recorded plat.

Mr. Durham inquired of Mr. Liberman about the property lines in the middle of the condos and potential issues in the future for the association. Mr. Liberman reiterated the City requested and recommended that the existing property lines be corrected in the record plan to align with the current French Manor condominium units. However, after meetings with all attorneys involved a memo from the applicant's attorney acknowledged and accepted the existing property lines and therefore would become a private property issue.

Mr. Clark opened the meeting for public comment.

Matt Stypula, EMH&T, Inc., on behalf of Gateway Lofts Centerville, was present for the meeting and offered to answer any questions of the commission. No questions were asked of Mr. Stypula.

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

MOTION: Mr. Durham made a motion to recommend approval of record plat application P-2021-0004 as recommended by staff, to the City Council; Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Appointment to the Community Reinvestment Area (CRA) Housing Council

Mr. Yandrick explained the obligation of the Planning Commission to appoint one member to the Community Reinvestment Area (CRA) Housing Council of the Centerville electorate to serve. Mr. Yandrick advised City Council has requested Planning Commission reappoint Mr. Richard Morrison to serve another three-year term as the Planning Commission appointee to the Community Reinvestment Area Housing Council.

MOTION: Mr. Durham made a motion to reappoint Richard Morrison to the CRA Housing Council for an additional three-year term; Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Selection of Vice-Chair for Planning Commission

The Planning Commission rules of procedure require the annual appointment of a Vice-Chair. Mr. Von Handorf was nominated to continue in the role as Vice-Chair of Planning Commission.

MOTION: Ms. Korenyi-Both made a motion to reappoint Mr. Von Handorf as Vice-Chair of the Planning Commission for a one-year term. Mr. Etson seconded the motion. The motion passed 5-0 with Mr. Von Handorf abstaining.

COMMUNICATIONS

Mr. Yandrick spoke about the upcoming evaluation process of the comprehensive plan, Create the Vision and noted the goal is to recommend to City Council to either keep, amend, or create a new plan.

February 22, 2022

Planning Commission Minutes

Page 3 of 3

The next meeting of the Planning Commission will be March 22, 2022, at 7:00 p.m.

Mr. Durham requested to be excused from the March 22 meeting.

ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 7:22 p.m.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

5/31/2022
Date