

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, February 22, 2022

**TIME:** 6:00 p.m.

**PLACE:** Kingseed Law Library

**ATTENDANCE:**

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Jim Durham, 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, Planning Intern Emily Jackson, and Assistant Clerk of Council Donna Fiori.

Mr. Clark called the meeting to order at 6:03 p.m.

**Uptown Overlay District**

Mr. Yandrick stated the City is considering rezoning the existing Office-Service (O-S) zoning in three areas along the commercial corridors leading into the Uptown area to Neighborhood Business (B-1) zoning district with an Uptown Overlay District. This would align with the vision of the Uptown Action Plan, mirror adjacent commercial development, and provide flexibility for adaptive reuse and redevelopment projects.

Commission members and staff discussed:

1. Far Hills adjacency to residential area.
2. Uses within proposed overlay.
3. Transitions and buffers.
4. Differences in areas being treated as gateway to uptown.
5. Utilization of overlay opposed to APD Board of Architectural Review process.
6. Limited use of overlay.
7. Separate out areas and evaluate further.
8. Distinction of what area is considered uptown.

**Yankee Street and Social Row Road Concept**

Mr. Norton-Smith described the property at Yankee and Social reminding commission of the original concept plan from June of 2020. A major site plan and variances were proposed and approved with conditions by planning commission in October of 2020. Due to significant growth in the wetlands along with complications related to the project and tight timelines the user decided not to move forward. The wetlands have since been reduced which allows for better use and more development area along with the desire to return to the original concept plan. Mr. Norton-Smith expressed the City's desire to contract for the sites civil plans and to discuss potential issues in the concept plan that don't conform with the current B-1 zoning with Commission members.

Mr. Norton-Smith, Commission members, and staff discussed:

1. Building Heights and setbacks.
2. Density.

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3. Parking Ratios.
5. Potential land uses.
6. Potential rezoning to B-PD invoking neighborhood center overlay.
7. Deed restrictions for property.
8. Preliminary and Final Development Plans.
9. Consistency with Create the Vision Study Area H.
10. Adjacency to Waterbury Woods.
11. Business Planned development district and overlay district restrictions.

Mr. Clark adjourned the work session at 7:01 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark  
Chairperson

Date: 5/31/2022