

CENTERVILLE PLANNING COMMISSION
Work Session Meeting Minutes
Tuesday, June 28, 2022

TIME: 6:30 p.m.

PLACE: Kingseed Law Library

ATTENDANCE:

Members Present: Chair Paul Clark, 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, Assistant City Planner Joey O'Brien, City Engineer Jim Brinegar, Planning Intern Josie Stiver, and Assistant Clerk of Council Donna Fiori.

Mr. Clark called the meeting to order at 6:30 p.m.

Cornerstone South Preliminary Development Plan (PDP) Concept

Mr. Yandrick informed the Commission a PDP was approved in 2013 by City Council but expired in 2016. He explained the applicant was in receipt of a letter dated 2018 from prior City Planner Andrew Rodney stating the PDP does not expire. The Unified Development Ordinance does not give the City Planner this authority and has been discussed with the applicant. Moving forward the applicant will be submitting a new application for a PDP at this location later this year. Mr. Yandrick noted the direction of the new PDP will not be significantly different from the first proposal except for possible traffic requirements.

Mr. Yandrick then described a triangle portion of the parcel near Clyo Road and Possum Run Road that the applicant is interested in selling to a medical office user. Staff is supportive of rezoning this piece out of Office Planned Development to Office Service zoning district. Mr Yandrick indicated staff supports the proposal because it is a less intense use and there are minimal public utility requirements for this portion of the parcel. Mr. Yandrick introduced the applicant Robert Hall to discuss the proposal and how this would fit into the overall development.

Robert Hall, Oberer Land Developers and Chris Conley, Oberer Realty Services, were present for the meeting.

Mr. Hall discussed the history of Cornerstone South describing the parcel and the 2013 approved PDP. He noted the letter received in 2018 stating the PDP had no expiration date. Mr. Hall indicated once it was discovered the letter was not valid and a new PDP would be required, they had to consider options for moving forward with a potential purchaser for the 3.5 acres at Clyo Road, Possum Run Road and Possum Run Court portion of the parcel. Mr. Hall proposed rezoning this portion of the parcel taking it out of the development plan and overlay district which would help recover time from having to start the PDP process over. As justification for the proposal, he mentioned the lack of pedestrian and vehicular connectivity to the rest of the parcel.

Mr. Hall, Mr. Conley, Commission members, and staff discussed:

1. The less than one-acre residual property east of Clyo Road and potential uses.
2. Development agreement would need to be looked at to determine if an amendment is needed.
3. TIFF and MPOA participation.

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4. Loss of development standards.
5. Architectural standards in Office Service zoning.
6. Potential required improvements.
7. Visual separation from the main parcel.
8. Anticipated timeline for project.

RECESS

At 7:02 p.m., the Commission recessed to move into the Regular Meeting.

Following the Regular Meeting, the Commission reconvened in Work Session at 7:20 p.m.

Unified Development Ordinance (UDO) Updates

Mr. Yandrick presented proposed items to be amended for the annual updates to improve and clarify standards of the UDO, grouped into categories, including Code Enforcement, Uptown/Architectural Preservation District (APD), Application Process, and Miscellaneous items. These items included:

UDO amendment to mirror changes to the Municipal Ordinances related to Property Maintenance Code amendments.

Mr. Yandrick noted the following Uptown/APD recommendations were based on feedback from the Uptown Action Plan consultants and steering committee to help achieve the goals of Uptown.

Uptown / Architectural Preservation District (APD)

- Update the purpose of the Supplemental Standards for the Architectural Preservation District.
- Amend General Design Requirements for Exterior Building Elevations
- Amend Table of Minimum of Standards, Number of Stories
- Signs in the Architectural Preservation District
- Types of Siding Prohibited in APD
- Parking Spaces in the APD

Application Process

- Article 5.13.G Development Review Submittal Requirements Update Development and Plan Application Timeline
- Increasing thresholds that trigger a Major Site Plan process to streamline development where staff could review smaller improvements.

Miscellaneous Amendments

- An amendment differentiating Pet Grooming and Kennels as separate land use classifications.
- An amendment prohibiting Pet Grooming and Doggy Daycare as a home occupation in a residential-zoned district to align with the Centerville Municipal Code.
- Increasing the maximum size of gazebos and trellises to 400 square feet.
- An amendment limiting the number and size of window signs.
- Adding and modifying definitions.

Commission members and staff discussed:

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1. Commercial properties architectural features on facades that face or adjacent to public parking, spaces, and residential properties.
2. Residential loss of landscaping and fencing with easements moving underground for parking.
3. Building heights, symmetry in roof heights, density, and specific criteria required.
4. Lighting signs, safety of holiday lights, and defining yellow and white light in degree of kelvin.
5. Siding, appropriate standards, and alignment.
6. Clarification of number of dogs from four to ten.

Mr. Stewart left the works session at 8:20 p.m.

Mr. Yandrick shared the following communications:

1. City Council will hear an appeal of the Cornerstone South Sign Variance denial on July 11.
2. Applicant for the Wilmington Pike variance did not file an appeal.

Mr. Clark adjourned the work session at 8:34 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 7/27/2022