

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, July 26, 2022

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

ATTENDANCE

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Bill Etson, Amy Korenyi-Both, and Bob Muzechuk.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Development Director Michael Norton-Smith, Staff Engineer Taylor Schindler, Planning Intern Josie Stiver, Economic Development Intern Cameron Scholler, and Assistant Clerk of Council Donna Fiori.

EXCUSE ABSENT MEMBERS

Mr. Durham and Mr. Stewart previously communicated they were unable to attend the meeting.

MOTION: Mr. Von Handorf made a motion to excuse Jim Durham and Don Stewart from the meeting; seconded by Mr. Etson. The motion passed 5-0.

APPROVAL OF MINUTES

Minutes of the Planning Commission regular meeting on June 28, 2022, had been distributed prior to this meeting.

MOTION: Mr. Muzechuk made a motion to approve the June 28, 2022, Planning Commission regular meeting minutes as distributed; seconded by Ms. Korenyi-Both. The motion passed 5-0.

Minutes of the Planning Commission work session on June 28, 2022, had been distributed prior to this meeting.

MOTION: Ms. Korenyi-Both made a motion to approve the June 28, 2022, Planning Commission work session minutes as distributed; seconded by Mr. Etson. The motion passed 5-0.

OPENING STATEMENT

Mr. Clark read an opening statement concerning protocol for public hearings.

PUBLIC HEARINGS

**P-2022-0008 – Rezoning
Oberer Land Developers LTD, Robert Hall III
Clyo Road, Possum Run Court, and Possum Run Road
Parcel L49000100010001200 (portion)**

Mr. Yandrick presented the staff report including an application summary, property description, standards of approval, land use difference between zoning districts, planned development cohesion, development agreement, and staff analysis.

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The applicant Robert Hall III, representing Oberer Land Developers LTD, requested a zoning map amendment to rezone a 3.3-acre portion of one (1) parcel in the Cornerstone South development from Office Planned Development (O-PD) with Corporate Business (CB) Overlay to Office-Service (O-S). The proposed rezoning would separate the 3.3-acre portion of the property from the Cornerstone South planned development and would no longer be subject to the Preliminary Development Plan (PDP) and Final Development Plan (FDP) process. The purpose of the rezoning request is to create a less intense zoned area while also allowing for a more streamlined development process.

Staff recommended approval to the City Council with one (1) condition:

1. This rezoning is contingent upon the property owner and the City of Centerville executing an Amendment to the Cornerstone Development Agreement upon terms and conditions acceptable to the City of Centerville and in a form acceptable to the Centerville Municipal Attorney.

Mr. Liberman clarified the property will still be subject to the development agreement and since this property is an outlier the City is willing to work with the developer to amend the agreement related to the ability to rezone and be part of the NPOA to allow this to happen.

Mr. Clark opened the public hearing.

Robert Hall, 3445 Newmark Drive, Miamisburg, representing Oberer Land Developers LLC spoke about the request being for less intense uses which helps residential neighbors, better alignment with the Unified Development Ordinance (UDO) and Create the Vision, noted no exception to the proposed condition, and explained with the dedicated right-of-Way the rezoned portion will be closer to 3-acres which will be included in the legal description brought before City Council. Mr. Hall acknowledged Chris Conley, President of Oberer was present.

Nona Trejo, 4266 Sugar Leaf Drive, noted she is a resident of the adjacent neighborhood and requested to know what is planned to go at that location.

Mr. Yandrick explained the city does not have any knowledge of any specific user and provided examples of types of permitted uses in an Office-Service (O-S). He noted there would be a major site plan hearing with a specific user and site layout when one applies.

Joy Richard, 4285 Sugar Leaf Drive, spoke about her location on the corner lot adjacent to the property and described the beautiful views she currently has. Ms. Richard expressed her desire for the developers to consider putting something beautiful on the property that would enhance the view and support the property values, neighborhood, and community.

Mike Bauman, 4259 Sugar Leaf Drive, concurred with Ms. Richard's comments and expressed concern about the potential impacts of light pollution on the neighborhood and residents.

No one else requested to speak on this matter; Mr. Clark closed the public hearing.

MOTION: Mr. Von Handorf made a motion to recommend approval to City Council of rezoning case P-2022-0008 with one condition as recommended by staff; seconded by Mr. Muzechuk. The motion passed 5-0.

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NEW BUSINESS

**P-2022-0010 - Major Site Plan
Oberer Land Developers LTD, Robert Hall III
5260 Cornerstone North Boulevard, Building C**

Mr. Yandrick presented the staff report including the property description, application summary, standards of approval, staff analysis, and recommendation.

The applicant proposes a new 10,098 square foot, one (1) story, four (4) tenant commercial building designated as Building C in the amended Cornerstone Phase III Final Development Plan (FDP) adopted by City Council in May 2018. Planning Commission previously approved a Major Site Plan (MSP) for Building C in May 2020 that expired in 2021. The original approval included for a 25,000 square foot, three (3) story, and six (6) tenant building. The new site plan is being proposed to better meet parking requirements.

Staff recommends APPROVAL with the following five (5) conditions.

1. All review comments from the Centerville Public Works Department and other review agencies shall be incorporated into final construction drawings to the satisfaction of the City Planner and City Engineer.
2. The applicant shall apply for separate Greene County Water Services review as required for the site.
3. Any future businesses within the proposed building shall meet Unified Development Ordinance parking requirements before any new business zoning permits are issued.
4. Planning Commission specifically approves the use of galaxy-ls tex-stone as a building body material.
5. Planning Commission specifically approves the use of dichroic glass as a building accent material.

Mr. Von Handorf inquired what type of use could fit in this space based on parking requirements. Mr. Yandrick explained parking requirements are based on number of employees and seating, noting fast casual and delivery type restaurants have much lower requirements based on seating. Mr. Yandrick also stated these are not large square foot areas and do not anticipate as many seats for this proposal.

Mr. Von Handorf inquired if the dichroic glass was internally illuminated. Mr. Yandrick noted there is nothing in the lighting proposal that would indicate this and explained being illuminated does not necessarily make it a sign.

Mr. Von Handorf inquired if a condition should have been included related to the no stopping, loading or unloading sign mentioned in the staff report. Mr. Yandrick indicated it should have been included.

Mr. Clark opened the meeting for public comment.

Robert Hall, 3445 Newmark Drive, Miamisburg, representing Oberer Land Developers LLC spoke about the five conditions recommend by staff noting no exceptions. Mr. Hall discussed parking noting they see no issues based on their knowledge and analysis, provided a material sample of the tex-stone, and discussed the use of dochroic glass as an accent material. Mr. Hall noted the dochroic glass will not be internally illuminated ambient light only and expressed no exception to the addition of a no stopping, loading or unloading sign condition.

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Commission members, staff and the applicant discussed shared parking and UDO requirements, tenants must meet zoning requirements, on street parking, and east elevation façade differentiation, e.g., ground lighting, elevation of canopies, or recesses.

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

MOTION: Mr. Von Handorf made a motion to approve the Major Site Plan P-2022-0010 subject to the five conditions recommended by staff and adding the following two conditions:

- 6. A No Stopping, Loading or Unloading Sign shall be placed on the driveway south of the building to prevent truck deliveries at that location.
- 7. The applicant will work with staff to architecturally differentiate the four spaces on the east façade.

Seconded by Ms. Korenyi-Both. The motion passed 4-1.

COMMUNICATIONS

Mr. Yandrick shared the following communications:

- Meeting on August 30, anticipate Outback Major Site Plan and public hearing for UDO Text Amendments.
- Congratulations to Paul Clark for being reappointed for another year as Chair of the Planning Commission.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 7:52 p.m. The next Planning Commission meeting is scheduled for Tuesday, August 30, 2022.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

8/31/2022
Date