

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, July 26, 2022

TIME: 6:30 p.m.

PLACE: Kingseed Law Library

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.

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

**P-2022-0006 Major Site Plan
Vantage Properties for Outback Steakhouse
5181 Cornerstone North Boulevard**

Mr. Yandrick introduced the application and described the proposed project as a new one (1) story, 4,936 square foot Outback Steakhouse restaurant. The proposed site is the last undeveloped parcel within the Cornerstone Phase III development, known as Villages of Cornerstone. Mr. Yandrick provided proposed renderings, site plan, applicant follow-up items, standards of approval, and the major site plan process timeline.

Greg Nowak and Vanessa Norman, with Vantage Properties and Tasha Bailey, Architect, GDP Group along with Zach Borchers, Choice One Engineering were present for the meeting.

Mr. Nowak discussed all building materials meet the requirements of the Cornerstone Phase III Development Plan as amended in 2018. He described the desire to be in this location and how Outback is different from other restaurants offered in the area.

Ms. Bailey indicated the dumpster enclosure would be screened with the same brick as the exterior of the building. She also noted any rooftop mechanicals would be properly screened.

Mr. Nowak, Ms. Bailey, Commission members, and staff discussed:

1. Electrical transformer location.
2. Four-sided architecture with architectural differentiation based on color and recesses.
3. Dumpster enclosure location.
4. Storage location and shielding.
5. Additional elements to North elevation, e.g., decorative sconces, lighting display, decorative architectural elements.
6. Signage must be kept on frontage.
7. Variances required for dumpster location and Australia signage.
8. Lack of base and how base, body, and cap requirements apply in the Cornerstone development.
9. One ground sign by the road.
10. Landscaping, irrigation, and rocks.

Mr. Clark adjourned the work session at 6:52 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 8/31/2022