

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, September 27, 2022

**TIME:** Immediately Following 7:00 p.m. Planning Commission Meeting

**PLACE:** J. V. Stone Council Chambers

**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, Development Director Michael Norton-Smith, and Assistant Clerk of Council Donna Fiori.

Mr. Clark called the meeting to order at 7:54 p.m.

**9955 Yankee Street**

Mr. Yandrick indicated the City's desire to develop the property which includes the Munger house, a historic landmark property, at 9955 Yankee Street. He noted the area is currently zoned R1-c with the Lifestyle Community overlay, which carries restrictions on how the property can be developed. Mr. Yandrick expressed the desire to discuss ideas and receive feedback for potential rezoning.

Mr. Norton-Smith shared the history of the 25 acres of city owned property at the Munger House on Yankee Street. He expressed the desire to rezone the property as part of the strategic plan for underutilized properties. He noted prior deed restrictions have been lifted which creates the opportunity to proceed with evaluating the best rezoning/overlay options to move forward. He explained the focus area would be north of the access road. Mr. Norton-Smith proposed the potential for a planned development or a mixed-use overlay district and shared conceptual renderings which included rental two-story townhomes in the northern section and a mixed-use commercial space for small office service, or amenity type retail complimentary to Yankee Trace with second story apartments in the southern section. He discussed repurposing and incorporating the Munger House as a focal point.

Mr. Norton-Smith, Commission members, and staff discussed any potential development that may be considered for this site with potential zoning districts and overlay districts.

Mr. Clark adjourned the work session at 8:21 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark  
Chairperson

Date: 10/26/2022