

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, October 25, 2022

TIME: 6:30 p.m.

PLACE: Kingseed Law Library

ATTENDANCE:

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Jim Durham, Amy Korenyi-Both, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Assistant City Manager Mariah Vogelgesang, Staff Engineer David Swanson, and Assistant Clerk of Council Donna Fiori.

Also present were Gayle Wright owner of 1775 Centerville Station Road and Dan DeVol of DeVol Customer Builders.

Mr. Clark called the meeting to order at 6:31 p.m.

**1775 Centerville Station Road
Amended Site Plan Concept**

Mr. Yandrick indicated the owner desires to amend an approved site plan for the construction of a single-family residential house. The amendments include constructing a detached garage, realignment of the driveway, and adding a front, side, and rear yard fence. Mr. Yandrick presented the history and description of the property, progress of construction, amendments requiring variances, and unique circumstances of the property. Mr. Yandrick stated these items are for discussion only and no variance decisions were being made.

Mrs. Wright was invited to address the Planning Commission. Mrs. Wright shared the history of the property purchase and concerns with exposure to the street. Mrs. Wright described the unique circumstances surrounding her request for the amended site plan.

Mrs. Wright, Commission members, and staff discussed the site plan amendments considered for this site, front yard fence height and setback from the street, detached garage design, and flood plain map updates.

Mrs. Wright expressed her appreciation to the commission.

Mrs. Wright and Mr. DeVol left the meeting at this time.

**716 East Franklin Street
Rezoning**

Mr. Yandrick expressed the desire to discuss and receive feedback for a potential city-initiated rezoning of the parcel east of the high school at 716 East Franklin Street from an I-PD zoning district to an I-1 zoning district for approximately 8 acres in the southeast corner of the parcel and B-2 zoning district for the remaining parcel. Mr. Yandrick explained the intent for the I-1 area is for the future location of a city service yard; the flexibility of a B-2 zoning district for the remaining area would provide a transition between the school and industrial zoned area.

Commission members and staff discussed the I-1 and B-2 zoning districts, alignment with the intent of districts related to adjacencies and access, and alternate zoning districts that could be considered for this site. Commission expressed the desire for further discussion on other potential zoning districts for the portion proposed for B-2 zoning district.

Mr. Clark adjourned the work session at 7:17 p.m.

Submitted By: Donna Fioni

Approved By: Paul Clark
Chairperson

Date: 11/28/2022