

CENTERVILLE PLANNING COMMISSION  
Regular Meeting Minutes  
J.V. Stone Council Chambers, 100 W. Spring Valley Road  
Tuesday, November 22, 2022

At 7:00 p.m., Chairperson Paul Clark called the meeting to order.

**ATTENDANCE**

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

Also present were Assistant City Planner Joey O'Brien, Municipal Attorney Scott Liberman, Assistant City Manager Mariah Vogelgesang, and Assistant Clerk of Council Donna Fiori.

**EXCUSE ABSENT MEMBERS**

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

MOTION: Ms. Korenyi-Both made a motion to excuse Jim Durham and Bill Etson from the meeting; seconded by Mr. Stewart. The motion passed 4-0.

**APPROVAL OF MINUTES**

Minutes of the Planning Commission's regular meeting and work session on October 25, 2022, had been distributed before this meeting.

MOTION: Mr. Stewart made a motion to approve the October 25, 2022, Planning Commission regular meeting and work session minutes as distributed; seconded by Ms. Korenyi-Both. The motion passed 4-0.

**PUBLIC HEARINGS**

**P-2022-0018 - Variances  
Gayle Wright  
1775 Centerville Station Road**

Mr. O'Brien presented the staff report with a presentation of the requested variances, application summary, background information, property description, standards of approval, staff analysis, and recommendation. The applicant requested three (3) variances:

1. To allow a five (5) foot-high fence in the front yard.
2. To allow five (5) garage spaces.
3. To allow the total accessory structure area for the property at 805 square feet.

Mr. O'Brien notified commission members the applicant has withdrawn variance request #3 for an 805-square-foot accessory structure noting it has been modified to meet Unified Development Ordinance (UDO) regulations. He noted that the applicant is requesting the remaining variances for safety and security, vehicular storage, and store equipment necessary to maintain a 6.5-acre property.

Mr. O'Brien explained to align with the City's Thoroughfare Plan, future road improvements would require additional right of way to be taken from the front yard and therefore recommends a condition of at least a 40' setback from the Centerville Station Road centerline for any front yard fence approvals.

Mr. Clark opened the public hearing.

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Homeowner Gayle Wright addressed Planning Commission, providing arguments in support of her variance requests by providing examples of lack of privacy, security issues, and events that led to the home being placed closer to the road than she wished. She discussed her willingness to compromise on situations noting concessions made to reduce the size of the garage to limit the number of variances. Mrs. Wright explained the need for five garage spaces is for caretaker vehicles and property maintenance equipment.

Tabitha Minich, 7880 Stonehouse Court, spoke in opposition to the variance requests. Ms. Minich explained her property backs up to the site and expressed her displeasure with the size and nature of the proposed fence and structures on the property. She noted safety concerns with the fence such as visual restrictions, speeding cars, and a school bus stop with children on the southwest corner of the property.

Lisa Lambdin, 2017 East Centerville Station Road, inquired of the applicant where the fence and garage would be located in relation to a pile of dirt that is currently on the west side of the applicant's property, and if the greenery in the rear of the property was being removed.

Mrs. Wright responded to the inquiries stating the greenery would remain and noted the house is still under construction stating there would be no big piles of dirt or rocks once construction is complete. Mrs. Wright described the location of the fence and garage.

Gerald Lambdin, 2017 East Centerville Station Road, asked for clarification on where the fence would end on the east side of the property and again asked about the pile of dirt.

Mrs. Wright, Mr. Lambdin, and Mrs. Lambdin discussed the view of the piles of dirt on the property and the location of the garage.

Mr. O'Brien explained grading and drainage would be addressed during the zoning permit process.

Mrs. Lambdin expressed concern about the fence being obstructive to the children at the school bus stop.

Jennifer Beals, 7875 Stonehouse Court, expressed her disapproval of the fence in the front yard for safety concerns. She contended her mother lived on the street alone into her eighties and always felt safe stating there were no safety or security concerns.

Bruce Bacheller, 2025 East Centerville Station Road, spoke against the size of the fence noting it changes the atmosphere of the neighborhood, and stated there are no other big fences on that street.

Dave Buck, 7870 Stonehouse Court, inquired of the applicant how far back the fence would go on the property and if it would affect the tree line of his property. Mrs. Wright stated currently there are no plans for a fence in that area.

Katherine Bacheller, 2025 East Centerville Station Road, expressed her displeasure with the fence with brick columns contending it would be unsightly and change the atmosphere of the area.

Seeing no other speakers Mr. Clark closed the public hearing.

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Mr. Von Handorf inquired of staff if the UDO sets a limit to the width of a single-car garage door. Mr. O'Brien stated it is listed as one parking space therefore it would be a staff interpretation as to how wide that would be.

Mr. Liberman read the UDO definition of a garage, private - *A detached accessory building or a portion of the principal building of a residence designed for the parking or temporary storage of vehicles of the residents thereof including any accessory building having a door of sufficient width to permit a vehicle to enter.*

MOTION: Ms. Korenyi-Both made a motion to approve P-2022-0018 variance #1 with the one condition as recommended by staff; seconded by Mr. Stewart. The motion failed 4-0.

Mr. Von Handorf noted that in reviewing the standards of approval with what was presented for both the fence and the garage spaces most of the standards were not met and therefore a variance is not justified.

MOTION: Mr. Von Handorf made a motion to approve P-2022-0018 variance #2; seconded by Ms. Korenyi-Both. The motion failed 4-0.

Mr. Liberman noted there is the right to appeal which would go before City Council.

**COMMUNICATIONS**

Mr. O'Brien shared the following communications:

- Announced the resignation of City Planner Mark Yandrick.
- Both City Planner and Development Director hiring processes are underway.
- Filling in as Interim City Planner and Interim Economic Development Administrator.
- Expect work session and regular meetings for December.

Commission members and staff discussed the status of Agave & Rye variance requests and the Valvoline appeal.

Mr. Clark inquired about the open Planning Commission position. Mr. O'Brien stated applications were being accepted until the end of November for a new member.

**ADJOURNMENT**

There being no further business, Mr. Clark adjourned the meeting at 7:47 p.m. The next Planning Commission meeting is scheduled for Tuesday, December 13, 2022.

Submitted By: Donna Fiori

Paul Clark  
Approved – Chairperson

12/14/2022  
Date