

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, December 13, 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, Jim Durham, Bill Etson, Amy Korenyi-Both, and Don Stewart.

Also present were Interim City Planner Joey O'Brien, Municipal Attorney Scott Liberman, Staff Engineer Taylor Schindler, and Assistant Clerk of Council Donna Fiori.

APPROVAL OF MINUTES

Minutes of the Planning Commission's regular meeting on November 22, 2022, had been distributed prior to this meeting.

MOTION: Mr. Stewart made a motion to approve November 22, 2022, Planning Commission regular meeting minutes as distributed; seconded by Mr. Von Handorf. The motion passed 4-0-2 with Mr. Durham and Mr. Etson abstaining.

OLD BUSINESS

**P-2022-0014 – Variances
Brian M. Sharp, Agave and Rye
11 North Main Street**

Mr. O'Brien noted the three (3) variance requests for case P-2022-0014 were tabled until no later than December 13, 2022, at the October 25, 2022, Planning Commission meeting. Mr. Sharp the applicant communicated with staff and requested the case be tabled for an additional month.

MOTION: Mr. Stewart made a motion to remove from the table Application P-2022-0014, the variance requests for Agave and Rye submitted by Brian Sharp; seconded by Mr. Etson. The motion passed 6-0.

Commission members discussed tabling the item for up to two (2) months to provide the applicant flexibility.

MOTION: Mr. Durham made a motion to table Application P-2022-0014 to no later than the February 28, 2023, Planning Commission meeting; seconded by Ms. Korenyi-Both. The motion passed 6-0.

NEW BUSINESS

**P-2022-0019 – Record Plat
Jeff Lambert, Bayer Becker
6520 Arco Court**

Mr. O'Brien presented the background, application summary, standards of approval, staff analysis, and staff recommendation. The applicant seeks record plan approval to combine three (3) parcels O68 01124 0001, O68 01124 0002, and O68 01124 0003 of on Arco Court into one (1) parcel. The lot combination will allow the applicant greater development flexibility. Cincinnati Children's Hospital has

December 13, 2022

Planning Commission Minutes

Page 2 of 2

received zoning approval to operate within the existing building. Mr. O'Brien noted Per Unified Development Ordinance (UDO) Section 9.13, the record plan will require that a 5' utility easement be created along the rear and side property lines. This UDO section allows Planning Commission to remove or enlarge this easement to meet public utility needs. Staff recommended the approval of the record plan application with one (1) condition.

1. The proposed record plan shall include a five-foot (5') utility easement be included along the side and rear property line of the proposed combined parcel.

Mr. Clark opened the meeting for public comment.

Maura Moran-Berry, assistant vice president for real estate at Cincinnati Children's Hospital introduced herself to the commission. Ms. Moran-Berry discussed the request which would provide greater flexibility for future development and noted the desire to turn Arco Court into a private drive and have a Clys Road address. She stated she is authorized to accept the conditions as recommended by staff.

MOTION: Mr. Durham made a motion to recommend approval of record plan application P-2022-0019 with one condition as recommended by staff, to the City Council; seconded by Mr. Stewart. The motion passed 6-0.

COMMUNICATIONS

Mr. O'Brien shared the following communications:

- Erik Collins was named as the new Development Director effective January 3, 2023.
- City Planner interviews are in progress.
- Valvoline's appeal to City Council was tabled until January 9, 2023.
- Gayle Wright's appeal of the variance decision for 1775 East Centerville Station Road is to be heard by City Council on December 19.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 7:11 p.m. The next Planning Commission meeting is scheduled for Tuesday, January 31, 2023.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

2/8/2023
Date