

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, February 28, 2023

TIME: Immediately following the 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, and Don Stewart.

Also present were Interim City Planner Joey O'Brien, Development Director Erik Collins, Municipal Attorney Scott Liberman, Councilmember John Palcher, and Assistant Clerk of Council Donna Fiori.

Josh Johnston, owner of 900 East Franklin Street, and Brian Schwieterman, ESM Architects, Inc., were present for the meeting.

Mr. Clark called the meeting to order at 8:27 p.m.

**900 East Franklin Street
Proposed Major Site Plan Discussion
Brian Schwieterman, ESM Architects, Inc.**

Mr. O'Brien presented the proposed site plan and architectural elevations for discussion. He noted there was an approved plan for an autobody shop from ~6 years ago for the prior owner of the property but the project was never completed, and the property was left in disrepair. Mr. O'Brien explained Mr. Johnston purchased the property 2 years ago and is ready to proceed with the proposed renovations and additions.

Mr. Schwieterman presented the current site plan, noting that the new building will have the same footprint as the existing building and will house the daily operations of an exterior lighting company with a showroom, conference room, offices, and service vehicles. He discussed curb cuts, parking, an outdoor showroom, and landscaping. He indicated that the main building would have wood siding and a standing seam metal roof.

Mr. Schwieterman then discussed the addition of a second building on the property consisting of three studios to be utilized as rentals to small businesses and potential startups. He noted the studios will have a different architecture from the main building with white-washed painted brick. It was noted by the commission that there should be some articulation on the south elevation of the studio units.

Commission members discussed the existing articulation of the main building elevations. It was noted there was no south elevation of the main building presented which led to a request by the commission for the applicant to ensure it is articulated when submitted.

Mr. Johnston discussed his outdoor lighting business describing their extensive clientele, high-quality work, and being a referral-based business. He noted there are no outdoor lighting showrooms in the area. He described the exterior lighting fixtures and gas lanterns. Mr. Johnston stated that the high costs and supply chain issues arising from COVID have caused delays in moving forward. He communicated the desire for the studios and to potentially add a fourth which would provide an additional revenue stream to help defray construction costs. Mr. Johnston expressed his commitment to Centerville, his

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involvement in the community, and his desire to bid on jobs for Centerville. He noted frustration with the appearance of the area around his property. Mr. Johnston indicated he is open to ideas, guidance, and feedback.

Discussion on the uses in the B-2 zoning district occurred.

The commission noted the building is striking and furthers what the City is trying to accomplish.

Mr. Clark adjourned the work session at 8:53 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 3/22/2023