

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, March 21, 2023

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

ATTENDANCE

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

Also present were Economic Development Administrator Joey O'Brien, City Planner Ian Vanness, Development Director Erik Collins, Municipal Attorney Scott Liberman, and Assistant Clerk of Council Donna Fiori.

Members Absent: Jim Durham

EXCUSE ABSENT MEMBERS

Mr. Durham communicated he would be unable to attend the meeting.

MOTION: Mr. Stewart made a motion to excuse Jim Durham from the meeting; seconded by Ms. Korenyi-Both. The motion passed 5-0.

APPROVAL OF MINUTES

Minutes of the Planning Commission's regular and work session meetings on February 28, 2023, had been distributed prior to this meeting.

MOTION: Mr. Stewart made a motion to approve the February 28, 2023, Planning Commission regular and work session meeting minutes as distributed; seconded by Mr. Etson. The motion passed 5-0.

PUBLIC HEARINGS

**P-2023-0001 – Variances
Brent Myers, Casto
6238 and 6240 Far Hills Avenue**

Mr. O'Brien presented the staff report, providing the property description, application summary, variance requests, standards of approval, and staff analysis.

The applicant, Brent Meyers, Casto, on behalf of Valvoline, requests the following five (5) variances from the Unified Development Ordinance (UDO):

1. To allow a minimum lot width of 110'.
UDO requirement: Minimum lot width of 120' is required for properties within the B-2 zoning district.
2. To allow a minimum side yard building setback of 10' for the northern side yard.
UDO requirement: Principal buildings in the B-2 zoning district must have 20' side yard setbacks.

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3. To allow a minimum side lot line setback for parking or paving of 4' to the southern lot line.
UDO requirement: Parking or paving surfaces in the B-2 zoning district shall be at least 10' setback from property lines.
4. To allow a 4' buffer yard on the southern lot line.
UDO requirement: Buffer yards adjacent to non-residential properties in the B-2 zoning district shall be at least 10' set back from property lines.
5. To allow a trash collection facility within a front yard.
UDO requirement: Trash collection facilities shall be located within side or rear yards.

The applicant is requesting these variances to combine and redevelop the subject property into a Valvoline Quick Service Oil Change facility. The proposed facility will include three (3) service bays with eleven (11) parking spaces and landscaping throughout. Ingress and egress to the subject property will be provided on Fireside Drive and the Far Hills Avenue access driveway.

The existing lot is legally nonconforming as its width is 10' narrower than the required minimum lot width in the B-2 zoning district. This circumstance creates difficulties in redeveloping the site for Vehicle Service use while meeting the UDO's setback standards.

No Major Site Plan application has been submitted for this site. The applicant intends to process this variance application before submitting a major site plan application.

Commission members and staff discussed the location and size of existing curb cuts, trash truck dumpster access, the minimum number of parking spaces for a B-2 zoning district, the current legally nonconforming lot width of 110', reducing the drive aisle from 24' to 20', and landscaping limitations with a 4' bufferyard.

Mr. Clark opened the public hearing.

Joseph Miller of 52 East Gay Street in Columbus, of Vorys Law Firm, and representing Casto, discussed the zoning district's purpose and intent, with comparisons between similar existing setbacks and bufferyards of businesses in the surrounding block. He noted that based on these similarities with surrounding businesses the variances for setbacks and bufferyard will not confer a special privilege and will be harmonious and not adversely impact the area. Additionally, he expressed the practical difficulties surrounding variances #1 and #5 stating any redevelopment would require both these variances on this property. Mr. Miller noted safety concerns with reducing the drive aisle from 24' to 20' feet. Mr. Miller explained that all options were considered to position the building in the optimal position to minimize the variance requests.

Mr. Miller invited traffic engineer Drew Laurent of 6612 Singletree Drive in Columbus, of Carpenter Marty Transportation to provide testimony. Mr. Miller provided Commission members with two informational sheets demonstrating site circulation with the building as proposed and with the building turned at a 90° rotation. Mr. Laurent provided a summary of the site circulation analysis and information on the software used to create the site circulation examples. He noted the difficulties with site circulation if the building were positioned at the 90° rotation.

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Mr. Miller expressed willingness to work with staff on the location of the dumpster for trash truck access, however, noted this spacing has worked on other sites.

Mr. Miller invited Dr. Doug Coatney of 766 Yankee Trace Drive, the property owner, to provide testimony. Dr. Coatney discussed his residential and business history within the City and requested the Planning Commission's approval of these variances.

Mr. Miller provided Commission members with an informational sheet demonstrating the existing parcel lot coverage at 77% compared to the proposed parcel lot coverage which will be reduced to 74%.

Mr. Miller acknowledged the practice of submitting a major site plan concurrently with a variance request is customary with the city and explained their reasons for wanting to submit after the variance decisions. He stated this would allow for further input and refinement of the proposal to bring forward the best product for consideration.

Mr. Miller invited Robin Peck of 118 Gary Lane, New Carlisle, the Pre-Construction Manager for Valvoline, to provide testimony. Ms. Peck discussed the materials, aesthetics, and architecture of the proposed building noting its similarity to the Miami Township location. Ms. Peck expressed that the 24' two-way drive aisle is the Valvoline standard on this lot and provided examples for the need such as allowing adequate clearance for deliveries, as well as customer and employee traffic flow. She shared potential operating hours and discussed lighting compliance. Ms. Peck articulated the need for three service bays include to meet economic standards, employ more people, alleviate safety concerns, and provide more flexibility.

Mr. Miller reviewed the seven standards of approval relating to each variance request providing rationale in support of granting each variance.

Mr. Von Handorf noted justification for variances #1 and #5 based on the unique circumstances of the legally non-conforming lot width of 110' and having two front yards.

Mr. Von Handorf discussed variances #2, #3, and #4 do not present the same unique circumstance and would not be the minimum variance necessary if reductions were made to the building size and or drive aisle.

Mr. Miller expressed his opposition to this analysis of variances #2, #3, and #4 asserting competing concerns must be considered and the safest best plan as presented constitutes these as minimum variance requests.

With no one else requesting to speak on this matter, Mr. Clark closed the public hearing.

Commission members acknowledged the challenges with the lot width and expressed support for the 24' drive aisle. Discussion occurred on granting variances #2, #3, and #4 with allowing for a combined setback of 20'. The rationale is with a minimum lot width of 120' the minimum setback for parking/paving/bufferyard is 10' and the minimum building setback is 20'; to account for the 10' lot width shortfall allow the setbacks to be combined (parking/paving/bufferyard 10' and building setback 20') for a total of 30' and subtract the lot width difference of 10' from this for an allowable combined minimum setback of 20'. This would allow for the same buildable area as on a 120' wide lot and would therefore be the minimum variance required. The commission deliberated options.

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MOTION: Mr. Von Handorf made a motion to approve variances #1 and #5; seconded by Ms. Korenyi-Both. The motion passed 5-0.

MOTION: Mr. Von Handorf made a motion to approve variances #2, #3, and #4 with the following one (1) condition:

1. The side yard building setback for the northern side yard and the parking or paving/buffer yard setback for the southern lot line shall cumulatively be a minimum of 20 linear feet.

Seconded by Ms. Korenyi-Both.

Mr. Miller requested to address the commission. Mr. Clark allowed. Mr. Miller asked for clarification of the condition. Mr. Von Handorf provided an explanation of the condition currently on the floor. There was no further discussion.

Mr. Clark put the motion to a vote. The motion passed 5-0.

COMMUNICATIONS

Mr. Collins welcomed Ian Vanness as the new City Planner.

Mr. O'Brien reminded the commission of the Boards and Commissions Training scheduled for March 27.

Mr. Clark complimented the staff about the Uptown meeting held last week with neighbors. He emphasized the importance of sharing communications with the neighbors and himself.

Mr. Collins underscored the importance of communication.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 8:07 p.m. The next Planning Commission meeting is scheduled for Tuesday, April 25, 2023.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

4/26/2023
Date