

CENTERVILLE PLANNING COMMISSION
Work Session Meeting Minutes
Tuesday, March 21, 2023

TIME: 6:00 p.m.

PLACE: J.V. Stone Council Chambers

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, Development Director Erik Collins, Municipal Attorney Scott Liberman, City Planner Ian Vanness, and Assistant Clerk of Council Donna Fiori.

Jayson Morris, Centerstone Homes, and Steven Speranza, Woodard Development were also present for the meeting.

Mr. Clark called the meeting to order at 6:00 p.m.

**Woodland Greens
Proposed Amendment to Final Development Plan P-2014-0027
Jayson Morris, Centerstone Homes**

Mr. O'Brien announced the purpose of the meeting was to give input to the developer for a proposed amendment to the final development plan for Woodland Greens. The proposed amendment would be to convert an open space lot in Phase 2 into three (3) single-family residential properties. The park area intended for the open space would be relocated to another area in Phase 3.

Mr. Morris explained rising costs due to inflation and slowing sales have created the need to find alternate solutions to proceed with Phase 2 and Phase 3 of Woodland Greens to be financially viable. Creating the three additional residential lots and moving the green space behind the lots at the end of Doral Court would provide an opportunity to keep the lot costs down. Mr. Morris indicated there is the potential for creating pickleball courts as part of the green space based on feedback from neighbors and clients.

Mr. Morris, Commission members, and staff discussed:

1. Lot placement and location of driveways.
2. The original plan for the green space was a park-like setting.
3. Outcome of the green space if Phase 3 is not completed.
4. Intention is to complete Phases 2 and 3 simultaneously.
5. Existing walking paths and hiker-biker trails available to residents.
6. Proposed green space/pickleball court access.
7. Density will be below the threshold for the Yankee Trace Overlay.
8. There is enough green space to meet minimum subdivision requirements.
9. No city engineering concerns exist with traffic circulation or utilities.
10. Final development plan amendment process and timeline.

March 21, 2023
Planning Commission Work Session Minutes
Page 2 of 2

**1033 South Main Street
Proposed Major Site Plan Discussion
Steven Speranza, Woodard Development**

Mr. O'Brien presented the major site plan proposal for a Chipotle restaurant to be located at 1033 South Main Street. He described the location and presented a preliminary site plan with elevations. Mr. O'Brien provided examples of other Centerville restaurants with four-sided architecture to demonstrate how the base and cap shall be clearly distinguishable from the body.

Commission members and staff discussed that based on the current submittal no variances would be required, the lack of four-sided architecture notably on the East and West elevations, and the location of public utilities.

Steven Speranza, Woodard Development discussed the placement of the building on the site was based on the location of public utilities. He described the Chipotle digital pick-up window noting the average customer is in the line for 30 seconds juxtaposed with other fast-food drive-thrus which range from 3.5 minutes to 5 minutes in line.

Mr. Speranza, Commission members, and staff discussed design options and suggestions to accomplish four-sided architecture and screening of the mechanicals.

Mr. Clark adjourned the work session at 6:40 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 4/26/2023