

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J.V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, April 25, 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, Jim Durham, Amy Korenyi-Both, and Don Stewart.

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

Members Absent: Bill Etson

EXCUSE ABSENT MEMBERS

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

MOTION: Mr. Durham made a motion to excuse Bill Etson 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 March 21, 2023, had been distributed prior to this meeting.

MOTION: Mr. Stewart made a motion to approve the March 21, 2023, Planning Commission regular and work session meeting minutes as distributed; seconded by Mr. Von Handorf. The motion passed 4-0 with Mr. Durham abstaining.

NEW BUSINESS

**P-2023-0007 – Major Site Plan for Chipotle Mexican Grill of Colorado, LLC
Steven Speranza/Todd Duplain, Woodard Development
1033 South Main Street**

Mr. Vanness presented the staff report with a presentation of the property description, application summary, changes since work session, site plan, architecture, standards of approval, staff analysis, and staff recommendation. The applicant, Steven Speranza of Woodard Development, LLC, on behalf of Chipotle, requests to construct a new one (1) story (20'-8"), 2,325 square foot Chipotle Mexican Grill restaurant that will include a "Chipotlane" pick-up window and 500 square foot patio at 1033 South Main Street. The site is located in the southeast corner of the Centerville Place shopping center. The property's existing structure was recently occupied by WesBanco Bank. The applicant proposes redeveloping the property by razing the existing structure, completing associated site work, replacing all utilities, and constructing a new commercial structure. Mr. Vanness noted that three (3) conditions had been added since the initial staff report for a total of seven (7) conditions. Staff recommends approval of the Major Site Plan with the following seven (7) conditions:

April 25, 2023

Planning Commission Minutes

Page 2 of 3

1. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner.
2. Required hatched striping and a walking path from the site to South Main Street's sidewalk for pedestrian connection must be included in the final plans.
3. The existing cross access easement with 1019 South Main Street that is 24' wide and runs along the property's north access drive shall be maintained and shown on final plans.
4. The trash collection facility's location shall be far east enough so that trash trucks do not back into or block traffic along Centerville Place's access drive.
5. Final construction documents shall include additional landscaping on south side bufferyard to comply with minimum bufferyard standards defined in UDO Table 9.6.
6. Final construction documents shall include additional interior parking lot landscaping to comply with minimum landscaping standards defined in UDO Article 9.25 (D).
7. Final construction documents shall include additional lighting on the north side of the property to comply with minimum lighting standards defined in UDO Article 9.27 (C).

Mr. Durham inquired about adding vertically set brick like the east and west façades to the north façade on either side of the ladder to provide architectural relief.

Mr. Von Handorf inquired about safe access to the dumpster for employees noting the sidewalk does not extend past the parking spaces and they would have to cross the access drive to get to the dumpster.

Mr. Clark opened the meeting for public comment.

Steven Speranza, Woodard Development, 205 East First Street, Dayton addressed the Planning Commission questions. He stated they would consider adding the vertically set brick on the north elevation if necessary but pointed out that the north façade is only 30 feet wide. Mr. Speranza discussed the employee access stating it is in the rear and will require sidewalk access. He noted employees would be removing the trash after hours, therefore, limiting vehicular interference.

Mr. Speranza requested clarification on condition #2 asking if it only required hatched striping to the curb line. Mr. O'Brien stated the intention of the condition as indicated is to make pedestrian access from the South Main Street sidewalk to the internal area of Chipotle. Discussion occurred with Mr. Speranza, staff, and Commission on other sidewalk access points along South Main Street, grade changes in the swale between the parking lot and sidewalk, required to be ADA-compliant, curb cut on the parking lot needed, and any stormwater issues would need to be addressed prior to zoning certificate issuance.

With no one else requesting to speak and no further discussion on this matter, Mr. Clark called for a motion.

MOTION: Mr. Von Handorf made a motion to approve application P-2023-0007 with the seven (7) conditions as recommended by staff and adding the following two (2) conditions:

8. The north façade shall include a staggered vertical pattern brick similar to the east and west façades.
9. The proposed sidewalk adjacent to the restaurant shall connect to the service door on the north façade and extend to the drive aisle nearest the dumpster.

Seconded by Mr. Stewart. The motion passed 7-0.

April 25, 2023
Planning Commission Minutes
Page 3 of 3

COMMUNICATIONS

Mr. Vanness spoke about:

- Agave & Rye variance appeal going before City Council on May 1.
- Introduced new Planning Commission member Craig Moyer
- Craig Moyer taking his oath at the May 1 City Council meeting.
- Due to Memorial Day next month's meeting will be a week earlier on May 23, 2023.

Mr. O'Brien congratulated Ian Vanness on the recent birth of his second child.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 7:34 p.m. The next Planning Commission meeting is scheduled for Tuesday, May 23, 2023.

Submitted By: Donna Fiori

James Durham
Approved – Acting Chairperson

6/29/2023
Date