

CENTERVILLE PLANNING COMMISSION
Work Session Meeting Minutes
Tuesday, May 23, 2023

TIME: 7:00 p.m.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

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

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

Erich Schubert, Bill Lee and Associates, and Bruce Page, South Dayton Presbyterian Church, were also present for the meeting.

Mr. Clark called the meeting to order at 7:00 p.m.

**1180 East Alex Bell Road
Unified Development Ordinance (UDO) Text Amendment P-2023-0010
South Dayton Presbyterian Church**

Mr. Vanness announced the purpose of the meeting was to give input for a proposed text amendment to the Unified Development Ordinance (UDO) to add the Institutional, Civic, and Recreational Use of "Day Care Center" as a Conditional Use in the R-1b zoning district. Mr. Vanness provided an overview of the Day Care Center definition, R-1b district purpose, locations, notable permitted and conditional uses, and text amendment standards of approval.

Erich Schubert stated he is a member of the church and the listing agent for the property. He introduced Bruce Page the applicant and stakeholder for the church. Mr. Schubert explained the property has been listed since January and currently has an offer with the contingency of this approval from a national kindercare company. This would be its second location in Ohio with another in Mason. He noted they will not be changing the design of the building. Mr. Schubert detailed why proximity to the density of single-family residential and on a thoroughfare would be a good use for this property.

Mr. Schubert, Mr. Page, Commission members, and staff discussed:

1. Timeline for amendment approval.
2. Interior floor plan and site layout.
3. Two access points from the driveway and Alex Bell traffic flow.
4. With existing frontage, it should not significantly change valuations of area properties.
5. Buffers include a drainage pond and woods.
6. Rear residential houses line of sight from inside the homes cannot see the church.
7. Projection on the number of students ~120 depending on building code.
8. Other for-profit day cares in the area.
9. Rezoning versus conditional use.

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10. Conditional use considerations.
11. Concern with the majority of R1-b being single-family residences.
12. Require independent (not a church) day cares to be on a thoroughfare.
13. Text amendment application and Conditional use application process.

Mr. Clark adjourned the work session at 7:35 p.m.

Submitted By: Donna Fiori

Approved By: James Durham
Acting Chairperson

Date: 6/29/2023