

CENTERVILLE PLANNING COMMISSION
Work Session Meeting Minutes
Tuesday, June 27, 2023

TIME: 6:30 p.m.

PLACE: Police Department Training Room

ATTENDANCE:

Members Present: Acting Chair Jim Durham, Bill Etson, Craig Moyer, and Don Stewart.

Also present were City Planner Ian Vanness, Municipal Attorney Scott Liberman, and Assistant Clerk of Council Donna Fiori.

Walter Barineau, Waffle House, was also present for the meeting.

Mr. Durham called the meeting to order at 6:30 p.m.

**9555 Dayton Lebanon Pike
Major Site Plan, P-2023-0014
Walter Barineau, Waffle House**

Mr. Vanness announced the purpose of the meeting was to give input for a proposed major site plan to construct a Waffle House. Mr. Vanness provided a property description, application summary, elevation renderings, and review comments.

Walter Barineau stated there are various challenges with the lot. He indicated there may be a reconfiguration of the parking lot once he has more clarity on the status of an easement that runs across the front of the site. Mr. Barineau expressed he would welcome any feedback from the Commission.

Mr. Barineau, Commission members, and staff discussed:

1. The cooler needs to tie into the building and look like part of the structure.
2. Examples of other coolers in Centerville that meet this requirement and the elements that could help tie it to the building.
3. Four-sided architecture requirement.
4. Additional south wall aesthetic relief is required such as faux windows with awnings.

Mr. Barineau indicated he would take the feedback and recommendations and have his team make revisions.

Mr. Durham adjourned the work session at 6:51 p.m.

Submitted By: Donna Fiori

Approved By: Kevin Von Handorf
Acting Chairperson

Date: 7/28/2023