

CENTREVILLE PLANNING COMMISSION

Regular Meeting Minutes

Police Department Training Room, 155 W. Spring Valley Road

Tuesday, July 25, 2023

At 7:00 p.m., Acting Chairperson Kevin Von Handorf called the meeting to order.

ATTENDANCE

Members Present: Acting Chair Kevin Von Handorf, Jim Durham, Amy Korenyi-Both, Craig Moyer, and Don Stewart.

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

Members Absent: Paul Clark and Bill Etson

EXCUSE ABSENT MEMBERS

Mr. Clark and Mr. Etson communicated they would be unable to attend the meeting.

MOTION: Mr. Durham made a motion to excuse Paul Clark and 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 meeting and work session on June 27, 2023 had been distributed prior to this meeting.

MOTION: Mr. Stewart made a motion to approve the June 27, 2023 Planning Commission regular meeting minutes as distributed; seconded by Mr. Durham. The motion passed 4-0-1 with Mr. Von Handorf abstaining.

MOTION: Mr. Stewart made a motion to approve the June 27, 2023 Planning Commission work session minutes as distributed; seconded by Mr. Durham. The motion passed 3-0-2 with Mr. Von Handorf and Ms. Korenyi-Both abstaining.

PUBLIC HEARINGS

**P-2023-0015 – Final Development Plan Amendment
Robert Hall III, Oberer Land Developers
1001 Belfast Drive (Phase 5, Cornerstone Villas)**

Mr. Vanness presented the staff report providing an application summary, elevations, floor plans, standards of approval, staff analysis and recommendation. The applicant proposes to amend the Final Development Plan (FDP) for Cornerstone Phase V: Cornerstone Villas. The amendment would allow a reduction in the main roof pitch from 7/12 to 5/12 that would reduce the home's overall height by approximately 3'2", removal of the stone water table from the base of the side and rear façades, and the addition of two new floor plans for two- and three-bedroom models. The proposal aims to reduce overall construction costs to achieve a more desirable price point that better aligns with the pre-pandemic prices. All exterior colors and materials from the original approval will remain unchanged. The original FDP P-

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2020-0007 was approved by Centerville's City Council with 18 conditions in June 2020. If approved, the proposed amendment would not undermine any of the original conditions of approval.

Planning staff recommends approval of changing the main roof pitch from 7/12 to 5/12 and adding two new floor plans for two- and three-bedroom models with the following one (1) condition:

1. The Final Development Plan's original 18 conditions of approval shall remain in place.

Planning staff recommends denial of removing the stone water table from the base of the side and rear façades; however, if approved, then staff recommends the following two (2) conditions:

1. If approved, the Final Development Plan's original 18 conditions of approval shall remain in place.
2. If approved, stone water tables shall be placed on the side and/or rear façades of elevations that face a public right-of-way for the following buildings, as shown in *Exhibit J*: 1, 4, 5, 6, 7, 26, 27, 28, 30, 31, 33, 35, 37.

Mr. Von Handorf opened the public hearing.

Planning commission members discussed and concurred they were in support of the change in roof pitch and floor plans.

George Oberer, 3445 Newmark Drive, of Oberer Homes detailed the reasons they are requesting the changes including a significant increase in building costs and increased interest rates since the COVID pandemic. Mr. Oberer requested the commission consider approving the removal of the water table with the condition presented as a reasonable compromise.

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

Mr. Durham noted the importance of maintaining the quality and long-term value of the homes. He expressed support for not requiring the stone water tables on façades that do not face a public right of way. Commission members concurred and deliberated about the various lots and façades facing public rights of way and lines of sight that should require the stone water tables. The commission suggested having the developer work with staff to determine where the water tables would be appropriate based on landscaping, topography, and façades visible from the public right of way. The developer was amenable to this suggestion.

With no further discussion, Mr. Von Handorf called for a motion.

MOTION: Mr. Durham made a motion to recommend approval to the City Council of the Final Development Plan amendments included in application P-2023-0015, with the original 18 conditions of approval as recommended by staff and the addition of the following condition:

19. Stone water tables shall be placed on the side and/or rear façades of elevations that face a public right-of-way for the following buildings, 1, 4, 5, 6, 7, 26, 27, 28, 30, 31, 33, 35, 37 and any additional buildings with facades visible from a public right of way to the satisfaction of City Staff.

Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

NEW BUSINESS

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

Mr. Vanness presented the staff report providing the property description, adjacent zoning, application summary, changes since the work session, site plan, architecture, landscaping, trash collection facility, lighting, standards of approval, staff analysis and recommendation. The applicant, Walter Barineau of Waffle House, Inc., requests to construct a new one (1) story (16'2"), 1,700 square foot Waffle House, class one (1) – sit-down restaurant. The restaurant would be open 24 hours, Monday-Sunday. The applicant proposes developing the property by completing associated site work, installing all utilities, and constructing a new commercial structure and parking lot. The site is located between La Pinata Mexican Restaurant (9505 Dayton Lebanon Pike) and LCNB National Bank (9605 Dayton Lebanon Pike). The property has never been developed.

Staff recommends approval of the Major Site Plan with five (5) conditions

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. Final construction documents shall include additional landscaping in rear (west) and side (north and south) buffer yards to comply with minimum buffer yard standards defined in UDO Table 9.6 of Article 9.25 (C).
3. Final construction documents shall include a Final Lighting Plan that complies with minimum lighting standards defined in UDO Article 9.27 (C).
4. Final architectural elevation drawings shall identify roof mounted mechanical and shall comply with UDO 9.53 (C) (2) (e).
5. The pedestrian walkway shall comply with ADA standards

Mr. Von Handorf opened the meeting for public comment.

Walter Barineau, 5986 Financial Drive, Norcross, Georgia, representing Waffle House spoke about incorporating the suggestions from the work session into the plans presented this evening. He spoke about the existing buffer between the residential area providing great screening to offset requirements. Mr. Barineau expressed agreement with the staff recommendations.

Mr. Durham noted the applicant has satisfactorily addressed remarks from the work session.

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

MOTION: Mr. Durham made a motion to approve application P-2023-0014 with the five (5) conditions as recommended by staff; seconded by Mr. Stewart. The motion passed 5-0.

COMMUNICATIONS

Mr. Vanness spoke about:

- The City is looking for electors of Centerville to fill multiple open positions for the Charter Commission and one open position for the Board of Architectural Review. Notify staff of any interested parties.
- The Unified Development Text Amendment (UDO) has been set for a public hearing on September 11, 2023 during the City Council meeting.

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Mr. Durham communicated he would not be able to attend next month's meeting.

ADJOURNMENT

There being no further business, Mr. Von Handorf adjourned the meeting at 7:44 p.m. The next Planning Commission meeting is scheduled for Tuesday, August 29, 2023.

Submitted By: Donna Fiori

KC VonHandorf
Approved – Acting Chairperson

8/30/2023
Date