

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J.V. Stone Council Chambers
Tuesday, December 19, 2023

At 7:01 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, Municipal Attorney Scott Liberman, Development Director Erik Collins, and Assistant Clerk of Council Donna Fiori.

Members Absent: Bill Etson and Craig Moyer

EXCUSE ABSENT MEMBERS

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

MOTION: Mr. Stewart made a motion to excuse Bill Etson and Craig Moyer from the meeting; seconded by Ms. Korenyi-Both. The motion passed 5-0.

APPROVAL OF MINUTES

Minutes of the Planning Commission meeting on November 21, 2023 had been distributed before this meeting.

MOTION: Mr. Stewart made a motion to approve the November 21, 2023 Planning Commission meeting minutes as distributed; seconded by Ms. Korenyi-Both. The motion passed 5-0.

NEW BUSINESS

**P-2023-0031 – Major Site Plan for Valvoline, LLC
Michael Mihalik - CESO, Inc. and Robin Peck – Valvoline, LLC
6238 and 6240 Far Hills Avenue**

Mr. Vanness presented the staff report providing the property description, adjacent zoning, application summary, roof-mounted mechanical equipment, architecture, landscaping, trash collection facility, lighting, standards of approval, staff analysis and recommendation. The applicant's request is to construct a new Valvoline quick oil change facility, at 6240 and 6238 Far Hills Avenue. Both properties are zoned General Business (B-2) and the facility would have two (2) service bays. If approved, the two (2) associated parcels would be combined and would use 6240 Far Hills Avenue as the property's primary address. The applicant proposes developing the subject property by combining the parcels, demolishing the existing structures, completing associated site work, installing all utilities, and constructing a new commercial structure and parking lot.

Mr. Vanness noted City Council granted an Appeal (C-2022-0002) of a Planning Commission decision (P-2022-0015) at its January 23, 2023, meeting to allow an oil change and retail facility to operate in the B-2 zoning district as a permitted principal use. Mr. Vanness discussed variances approved for this property.

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Staff recommends APPROVAL with the following four (4) 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. A Record Plat application shall be submitted to combine the two parcels prior to final zoning and building permits being issued.
3. The final landscaping plan shall include the minimum interior parking landscaping requirements per the UDO 9.25 (D) and shall be to the satisfaction of the City Planner.
4. Final construction documents shall include a pedestrian walkway that connects the principal structure to the sidewalk along Far Hills Avenue and shall comply with the Americans with Disabilities Act standards and be to the satisfaction of the City Engineer.

Mr. Durham spoke against the screening of the utility boxes on the roof as it stands out more than just having the vents painted the same color as the roof. Commission members concurred.

Mr. Von Handorf proposed having a condition articulating that the front bufferyard canopy tree requirement will be accounted for by the north and south bufferyards exceeding the minimum requirements.

Ms. Korenyi-Both suggested articulation of the exterior elevation left façade.

Mr. Clark opened the meeting for public comment.

Michael Mihalik of CESO, Austin Landing, Dayton the engineering and consulting firm representing Valvoline presented himself to the commission. Mr. Mihalik addressed the comments from the commission about the screening of rooftop mechanicals noting Valvoline does not typically do this and agrees the appearance is better without the screening.

Mr. Vanness displayed images of a Valvoline in Miamisburg which demonstrated painted rooftop mechanicals and a faux window on one of the façades. The Commission expressed favor for the painted rooftop mechanicals and the faux window.

Commission members discussed condition recommendations.

Mr. Mihalik was amenable to the proposed conditions.

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

MOTION: Mr. Von Handorf made a motion to approve the Major Site Plan application P-2023-0031, with the four (4) conditions recommended by staff and adding two (2) conditions as follows:

5. There will be a faux window on the left or north façade.
6. The four (4) total additional canopy trees in the north and south bufferyards are acceptable in lieu of the three (3) that will not be placed in the front yard utility easement.

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Mr. Stewart seconded the motion. The motion passed 5-0.

COMMUNICATIONS

Mr. Vanness spoke about:

- Day care conditional use application approved by City Council with modified conditions.
- Contract with Planning NEXT to facilitate the Comprehensive Plan work. Thanks to Mr. Clark for participating in the interviews with the planning consulting firms.
- Recognized Jim Durham for his many years of service to the Planning Commission. Mr. Durham’s resignation from the Planning Commission will be a great loss.

Commission members and staff each wished Jim Durham best wishes on his move to Philadelphia and shared memories of working with him. It was noted that he was a great teacher and mentor over the years highlighting his ability to apply the code fairly to all.

Mr. Durham spoke about his history on the commission and his experiences. He noted his goal was always to find common ground and work to move cases forward within the parameters of the code. Mr. Durham stated he was grateful to give back to the community.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 8:02 p.m. The next Planning Commission meeting is scheduled for Tuesday, January 30, 2024.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

1/31/2024
Date