

CENTERVILLE PLANNING COMMISSION

Regular Meeting Minutes
J.V. Stone Council Chambers
Tuesday, February 27, 2024

At 7:00 p.m., Chairperson Paul Clark called the meeting to order.

ATTENDANCE

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

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

APPROVAL OF MINUTES

Minutes of the Planning Commission meeting on January 30, 2024 had been distributed before this meeting.

Mr. Vanness requested Commission members confirm that the minutes from January 30, 2024 reflected the correct information that Commission requested to have the transient and Short Term Rental (STR) definition state “for no more than twenty-nine (29) days.” Commission members concurred the minutes were correct.

MOTION: Ms. Korenyi-Both made a motion to approve the January 30, 2024 Planning Commission meeting minutes as distributed; seconded by Mr. Von Handorf. The motion passed 6-0.

NEW BUSINESS

P-2023-0024 – Record Plat
Brent Myers, Casto on behalf of Valvoline
6238 and 6240 Far Hills Avenue

Mr. Vanness presented the background, application summary, standards of approval and staff recommendation. The applicant requests record plan approval to combine two (2) parcels at 6240 and 6238 Far Hills Avenue into one (1) parcel to allow for the construction of a Valvoline quick oil change facility. If approved, the property’s address will be 6240 Far Hills Avenue.

Mr. Vanness noted the proposed property boundary adjustment to combine the two (2) parcels is required to follow the Record Plat process because the acceptance of easements can only be approved by Centerville City Council as outlined in UDO 5.11 (I). The following easements associated with the Record Plat are to be accepted:

- 5’ sidewalk easement running north-south along Far Hills Avenue.
- Access easement (.0113 acres) running east-west from Fireside Drive to the underground detention system.
- Storm sewer easement (.0231 acres) running north-south over underground detention system.

Staff recommends APPROVAL with the following three (3) conditions.

1. Prior to the release and recording of the Record Plat, all review comments from public and utility review agencies shall be addressed to the satisfaction of the City Planner and City Engineer.

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2. Prior to the release and recording of the Record Plat, the final zoning permit shall be approved and issued.
3. Prior to the release and recording of the Record Plat, all improvements in the public right-of-way shall be financially secured by a performance bond for 110% of all improvements to the satisfaction of the City Engineer.

Mr. Clark opened the meeting for public comment.

Brent Myers, of Casto, 250 Civic Center Drive Suite 500, Columbus presented himself to the Commission. Mr. Myers explained they are the property owners and applicant for the record plat and Valvoline will be their tenant. He noted the Valvoline major site plan and variance approvals were based on the eventual combination of the two lots into a single parcel. Mr. Myers stated there were no objections to the recommended conditions.

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

MOTION: Mr. Stewart made a motion to recommend approval of record plan application P-2023-0024 with the three (3) conditions as recommended by staff, to the City Council; seconded by Mr. Etson. The motion passed 5-1 with Ms. Korenyi-Both voting no.

COMMUNICATIONS

Mr. Vanness spoke about:

- Comprehensive Plan Steering Committee participation.
- Next month's meeting is one week earlier on March 19 due to spring break.
- Anticipate a March meeting for a variance and rezoning.
- Cornerstone South development.

Mr. Clark shared with the group five (5) applicants were interviewed for the Planning Commission position with one withdrawing due to the time commitment. He stated each applicant was well qualified to serve and City Council will make their selection soon.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 7:13 p.m. The next Planning Commission meeting is scheduled for Tuesday, March 19, 2024.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

3/20/2024
Date