

CENTERVILLE PLANNING COMMISSION  
Work Session Meeting Minutes  
Tuesday, March 19, 2024

**TIME:** 6:30 p.m.

**PLACE:** J.V. Stone Council Chambers

**ATTENDANCE:**

Members Present: Chair Paul Clark, Bill Etson, Amy Galloway-Roma, Craig Moyer and Don Stewart.

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

Mr. Clark called the meeting to order at 6:31 p.m.

**Proposed Wilmington Pike Access Management Plan Text and Zoning Map Amendments**

Mr. Vanness stated the purpose of the work session was to introduce the Wilmington Pike Access Management Plan (Plan) to Planning Commission before the City submitted a text and/or zoning map amendment to incorporate the Plan into the Unified Development Ordinance (UDO). Staff would like Planning Commission's input on the best method for incorporating the Plan into the UDO. Staff is considering amending the following UDO sections:

1. Adding an overlay district to UDO 7.19: Overlay Districts (Mandatory); (C) Wilmington Access Management Plan; and
2. Adding a section to UDO 9.31: Access Control for Streets and Highways; (D) Wilmington Pike Access Management
3. Amending the zoning map to include the Wilmington Pike Access Management Overlay District.

Mr. Vanness stated City Council adopted this Plan officially by resolution and now needs to be memorialized in the UDO so that current and future staff are aware of it and know how to use it.

Mr. Vanness provided an overview of the Plan including the project sponsors, jurisdictions involved, guidelines followed, study areas, guidelines for driveway access, minimum driveway spacing, and minimum intersection spacing.

Some existing driveways are close to intersections, which creates safety and congestion issues. The goal is to give the City a better mechanism when redevelopment happens in the Plan area. There are provisions in the Plan to allow for different types of access or curb-cuts and driveways.

Property owners within the limits will be required to modify existing access to conform to the plan when the following changes occur:

- Structural modifications
- Remodeling
- Change in business type
- Business expansion
- Zoning change
- Property boundary adjustments (i.e. lot splits, lot combinations)

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Additionally, any future connection to Wilmington Pike, Feedwire Road, and Cloy Road within the limits of the Plan will require a Traffic Impact Study (TIS).

Commission members and staff discussed:

1. Interaction and cohesiveness of implementing the Plan with the various jurisdictions.
2. High-impact areas of concern.
3. Various prior development access concerns.
4. Concerns the Plan may hinder the redevelopment of properties.

Commission members expressed a desire for a better understanding of the Plan to avoid any unintended consequences that make development difficult. Mr. Vanness indicated that he would have the Public Works Director and Engineering attend the next meeting to discuss since they facilitated the creation of the Plan.

Mr. Clark adjourned the work session at 6:54 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark  
Chairperson

Date: 5/1/2024