

CENTERVILLE PLANNING COMMISSION

Regular Meeting Minutes  
J.V. Stone Council Chambers  
Tuesday, May 21, 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, Amy Galloway-Roma, Amy Korenyi-Both, and Don Stewart.

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

**EXCUSE ABSENT MEMBERS**

Mr. Etson and Mr. Moyer communicated they could not attend the meeting.

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

**APPROVAL OF MINUTES**

Minutes of the Planning Commission regular meeting and work session on April 30, 2024 had been distributed before this meeting.

MOTION: Ms. Korenyi-Both made a motion to approve the April 30, 2024 Planning Commission regular meeting and work session minutes as distributed; seconded by Mr. Stewart. The motion passed 5-0.

**PUBLIC HEARINGS**

P-2024-0011 – Area Plan, Thoroughfare Plan Amendment  
Pat Turnbull, City of Centerville  
100 West Spring Valley Road

Mr. Vanness reviewed the staff report displaying the application process, application summary, Access Management Plan overview, staff analysis, and recommendation. The City of Centerville is proposing an update to the City of Centerville Thoroughfare Plan (Plan) by adding the MOT/GRE I-675/Wilmington Project Access Management Plan (WPAMP) as an addendum. The plan developed by the Montgomery County Transportation Improvement District (MCTID) and the Ohio Department of Transportation (ODOT), focuses on managing access along Wilmington Pike, Clio Road, and Feedwire Road near the I-675/Wilmington Pike interchange.

The purpose is to establish coordinated access management guidelines for the specified roads to improve traffic flow and safety. The WPAMP adheres to guidelines outlined in ODOT's State Highway Access Management Manual (SHAMM), ensuring compliance with state standards for highway access. The subject area falls within the jurisdictions of the City of Centerville, Sugarcreek Township, Greene County, and ODOT. Concurrently, the City is pursuing a Unified Development Ordinance (UDO) text amendment (P-2024-0007) to incorporate the WPAMP into UDO 9.31, which deals with access control for streets and highways.

May 21, 2024  
Planning Commission Minutes  
Page 2 of 4

The proposed update aims to enhance transportation infrastructure management in Centerville through strategic access control measures, aligning with state guidelines and involving multiple stakeholders for comprehensive planning and implementation.

Staff recommended approval of the addendum to the City of Centerville Thoroughfare Plan (Plan) without condition.

Mr. Liberman clarified that the Plan is not being altered but reaffirmed through an ordinance while adding the WPAMP as an addendum. He discussed the legislative history of the Plan.

Ms. Korenyi-Both inquired about the effects on the Sinclair Community College campus traffic. Mr. Turnbull explained Sinclair is outside of the study area and does not impact the campus.

Mr. Von Handorf inquired when the Plan will be updated next. Mr. Turnbull stated it was last updated in 2011 and is intended to be updated in 2025. Mr. Vanness noted the new Comprehensive Plan currently in progress, will address how to pursue connectivity and mobility which will help guide the Plan update in 2025.

Mr. Clark opened the Public Hearing. Seeing no one come forward, Mr. Clark closed the Public Hearing.

With no one else requesting to speak Mr. Clark called for a motion.

MOTION: Mr. Von Handorf made a motion to recommend approval of application P-2024-0011 the City of Centerville Thoroughfare Plan including the WPAMP addendum to City Council; seconded by Mr. Stewart. The motion passed 5-0.

P-2024-0007 – Text Amendment, Unified Development Ordinance  
Ian Vanness, City of Centerville  
100 West Spring Valley Road

Mr. Vanness reviewed the staff report displaying the application process, application summary, standards of approval, staff analysis, and recommendation. The City of Centerville proposes amending the Unified Development Ordinance (UDO) to create a subsection in UDO 9.31: Access Control for Streets and Highways that acknowledges the City's adherence to the MOT/GRE I-675/Wilmington Project Access Management Plan (WPAMP).

The Text Amendment proposes creating a new subsection in Article 9: Administration; UDO 9.31: Access Control for Streets and Highways that acknowledges the City's adherence to the Plan as follows:

*D. Wilmington Project Access Management Plan*

*(See the MOT/GRE I-675/Wilmington Project Access Management Plan commonly known as the Wilmington Project Access Management Plan, dated December 13, 2023, or most recent version.)*

*When development or redevelopment occurs along Wilmington Pike, Cloy Road and/or Feedwire Road, as defined in the Wilmington Project Access Management Plan, all access points, whether existing or new, shall comply with the Wilmington Project Access Management Plan.*

May 21, 2024  
Planning Commission Minutes  
Page 3 of 4

Staff recommended approval without condition justified by criteria #1-7, as outlined in UDO 5.07(C) standards for approval for text amendments.

Mr. Clark opened the Public Hearing. Seeing no one come forward, Mr. Clark closed the Public Hearing.

With no one requesting to speak Mr. Clark called for a motion.

MOTION: Mr. Stewart made a motion to recommend approval of text amendment application P-2024-0007 to City Council; seconded by Ms. Korenyi-Both. The motion passed 5-0.

## **NEW BUSINESS**

Z-2024-0103 – Major Accessory Structure  
Izz Aldin Hamdan  
9401 Stephanie Street

Mr. Vanness reviewed the staff report displaying the property description, application summary, standards of approval, staff analysis, and recommendation. The applicant, Izz Aldin Hamdan, requests to construct a 13.75' "average height" (19.5' peak to grade) tall accessory structure to be used as a detached garage. The proposed detached two (2)-car garage is 624 square feet (26' x 24') with James Hardie Select Cedar Mill Fiber Cement Lap Siding and Crystal Grey Premier Plus brick wainscot to match the house. There are no other storage-based accessory structures on the property.

The Unified Development Ordinance (UDO) states that any accessory structure with a height between 12'-16' tall may receive special approval from Planning Commission. The request is not a Variance application but is instead considered a Major Accessory Building that follows the same review criteria as a Major Accessory Use as outlined in UDO 5.09 (B). Planning Commission may approve the increase in height on a case-by-case basis by using the standards of approval from UDO 5.09 (B).

Staff recommended approval with the following three (3) conditions.

1. The property may include recorded easements, including but not limited to utility easements, and the property owner is solely responsible for locating all recorded easements. The property owner assumes all risk when constructing an accessory structure within a recorded easement. Such structures may require relocation or removal at the owner's expense for scheduled or emergency maintenance, repair, or replacement within the easement. Structures shall not obstruct stormwater drainage flow. Contact the County Auditor or Recorder's office for a complete listing of recorded easements on the property.
2. If additional storm water runoff is determined by City Staff to cause drainage problems neighboring properties, the homeowner will be required to mitigate any problems to the satisfaction of the City. Grading shall be directed toward established swales or the homeowner's yard and not any neighboring properties.
3. The detached garage shall not be used as an accessory dwelling unit.

Mr. Von Handorf inquired about the setbacks. Mr. Vanness stated that the minimum setback for an accessory structure in a rear yard without easements is 5'. He confirmed the plans indicate the structure will be 6' from the side property line and 12' from the rear property line which exceeds the minimum requirement.

May 21, 2024  
Planning Commission Minutes  
Page 4 of 4

Mr. Clark opened the meeting for public comment.

Izzaldin Hamdan, 9401 Stephanie Street, stated that he was amenable to the conditions proposed by staff.

Mr. Von Handorf raised a concern about the north façade specifically noting that it currently presents a blank wall facing the neighbors. He suggested exploring options to enhance the north facade, such as incorporating windows, architectural features, or landscaping, to mitigate the visual impact of a blank wall on the neighboring property.

Mr. Hamdan was agreeable to conditions addressing this concern.

Ms. Korenyi-Both inquired about what happens if the application is denied. Mr. Vaness stated the application could be modified so that the structure is reduced to 12 feet high or less which could then be approved at the staff level or the applicant could appeal the decision to City Council.

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

MOTION: Mr. Von Handorf made a motion to approve the major accessory structure application Z-2024-0013 with the three (3) conditions recommended by staff and adding two (2) conditions as follows:

- 4. The side (north) elevation shall have a window.
- 5. Landscaping shall be added between the garage and the side (north) property line to the satisfaction of the City Planner.

Seconded by Mr. Stewart. The motion passed 3-2 with Ms. Korenyi-Both and Mr. Clark voting no.

**COMMUNICATIONS**

Mr. Vanness spoke about:

- Cornerstone Southrezone was approved by City Council on May 6. A preliminary development plan will be forthcoming.
- Woodland Greens major amendment to the final development plan was approved without the pickleball court by City Council on May 20.
- Comprehensive Plan Steering Committee and public engagement update.

**ADJOURNMENT**

There being no further business, Mr. Clark adjourned the meeting at 7:37 p.m. The next Planning Commission meeting is scheduled for Tuesday, June 25, 2024.

Submitted By: Donna Fiori

Paul Clark  
Approved – Chairperson

7/31/2024  
Date