

CENTERVILLE PLANNING COMMISSION

Regular Meeting Minutes  
J.V. Stone Council Chambers  
Tuesday, July 30, 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 Galloway-Roma, Amy Korenyi-Both, and Don Stewart.

Also present were City Planner Ian Vanness, Municipal Attorney Scott Liberman, Assistant City Manager Mariah Vogelgesang, City Engineer Jim Brinegar, Planning Intern Pat Murray, Councilmember John Palcher, and Assistant Clerk of Council Donna Fiori.

**APPROVAL OF MINUTES**

Minutes of the Planning Commission regular meeting on May 21, 2024 had been distributed before this meeting.

MOTION: Mr. Von Handorf made a motion to approve the May 21, 2024 Planning Commission regular meeting minutes as distributed; seconded by Mr. Stewart. The motion passed 5-0-1 with Mr. Etson abstaining.

Mr. Clark read an opening statement.

**PUBLIC HEARINGS**

P-2024-0002 – Preliminary Development Plan (PDP)  
Robert Hall III, Oberer Land Developers, LTD  
Cornerstone South, Parcel ID: L49000100010001200

Mr. Vanness reviewed the staff report displaying the application process, PDP overview, property description, application summary, standards of approval, staff analysis, and recommendation. The applicant requests a PDP to develop an approximately sixty-three (63) acre parcel commercially as Cornerstone of Centerville South. The PDP proposes extending Miami Valley Drive from Wilmington Pike (west) to Clio Road (east) and aligning with Possum Run Road. The PDP proposes subdividing the parcel into fifteen (15) developable parcels for professional office, medical office, financial office, hospitality, outdoor recreation, and restaurant uses. The PDP also invokes the CB overlay district. City Council is expected to hold a public hearing on the PDP application at the August 12, 2024, meeting.

Mr. Vanness discussed the site plan, right-of-way design, stormwater management, utilities, architecture, project phasing, and the requirement of a Traffic Impact Study (TIS) prior to Final Development Plan (FDP) review.

Staff recommended approval of the PDP application with the following eleven (11) conditions.

1. All review comments from public and utility review agencies shall be incorporated into the Final Development Plan to the satisfaction of the City Planner.
2. A connectivity plan for pedestrian walkways, both inside and outside of the public right-of-way, shall be submitted with the Final Development Plan for the entire development. The

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connectivity plan shall show pedestrian crosswalks at all street and driveway intersections, and internal pedestrian connectivity outside of the public right-of-way.

3. A landscaping plan showing landscape buffering, mounding, street trees, and tree preservation areas shall be submitted with the Final Development Plan for the entire development. The landscaping plan shall include landscape bufferyards along the subject property's perimeter, mounding along Wilmington Pike and Clio Road, street trees along the Miami Valley Drive extension, and tree preservation easements in areas where established growth exists.
4. Lots that are zoned O-PD shall have a maximum setback of 95' from the Miami Valley Drive right-of-way boundary. (*20' pavement setback + 18' parking + 24' parking aisle + 18' parking + 5' sidewalk + 5-10' landscaping bed = 95'*)
5. The final design of all gateways, public amenities including decorative street lighting, ornamental lighting, on-site lighting, public benches, and street trees shall be submitted by the Applicant as a part of their Final Development Plan. The streetlights shall be similar to those found in Uptown, and the on-site lights shall be uniform throughout the development to the satisfaction of the City Planner.
6. The required bufferyards along Wilmington Pike and Clio Road shall be platted as reserve areas to provide for common landscaping, irrigation and maintenance through a Master Property Owners Association.
7. All existing floodplains and wetlands shall be shown in the Final Development Plan.
8. A Traffic Impact Study shall be approved prior to a Final Development Plan being reviewed by Centerville Planning Commission. All recommendations from the Traffic Impact Study shall be incorporated into the Final Development Plan where applicable.
9. Stormwater management shall minimize the use of individual retention/detention ponds and shall strive to consolidate stormwater management in regional ponds.
10. A Master Property Owners Association shall be established to oversee the common areas' landscaping, irrigation, ornamental lighting, the regional retention pond, and maintenance as part of the Record Plat application subject to the approval of the Municipal Attorney.
11. A Final Development plan for each Phase, as a minimum, must be approved by the Centerville City Council with a recommendation from Planning Commission. A Major Site Plan may be included with the Final Development Plan. Otherwise, a Major Site Plan must be approved by the Planning Commission for each lot prior to construction.

With no questions for staff at this time, Mr. Clark opened the Public Hearing.

Robert Hall, Oberer Land Developers, 3445 Newmark Drive, Miamisburg, thanked staff and commission members for their time and professionalism. Mr. Hall discussed the recently rezoned portion of the lot to Business Planned Development (B-PD) to accommodate an outdoor entertainment venue tenant asserting it will create a regional draw and align with the uses and zoning classifications of the surrounding area. He noted no exceptions to the proposed conditions.

Ms. Galloway-Roma inquired about the details of preserving the green space, noting the importance of preserving the area identified as wetlands within the green space, and questioned if the creek would be drained.

Mr. Hall stated the intent is to save as much of the existing wooded area as possible which will be detailed within the FDP application. He noted that areas may be removed due to invasive species, stormwater retention/detention, and roadway alignment. He indicated no intent to drain the creek and discussed anticipated stormwater management plans.

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Mr. Von Handorf inquired about the rationale and criteria for determining tree preservation areas.

Mr. Hall expressed the intent to remove as few wooded areas as possible. He discussed the desire to open up view corridors for lot purchasers, allowing for signage along I-675, and preserving most trees near the streams and abutting the Five Seasons Club.

Mr. Von Handorf noted the importance of including a tree inventory study as part of the FDP application which will serve to identify the areas of removal/preservation and will aid in variance requests in determining the minimum variance required related to screening.

Mr. Clark announced that written comments were submitted to staff in advance of the meeting via email by Marilyn and Mike Baumer (no address provided) and provided to Commission members at their seats. Mr. Clark indicated the comments included concerns and suggestions with the Cornerstone South PDP related to road placement, floodplain/wetland preservation, stormwater management, lighting, accessibility by transportation other than cars, and buffer/landscaping.

The following individuals spoke in opposition to the Cornerstone South PDP:

- Leah Underbakke, 4275 Fowler Drive, Bellbrook, stated they do not want to live near an entertainment venue, restaurants and hotels. Expressed safety concerns for kids in the area, increased traffic volumes, increased crime, and spoke against walkable access from nearby locations into the neighborhood for privacy and security concerns.
- Josh Hubbell, 1776 Silverado Drive, Bellbrook, expressed skepticism about the practicality and safety of the proposed bikeway and pedestrian path. He noted that the area is not currently a major pedestrian zone and questioned the likelihood of significant pedestrian use and safety given the current traffic conditions. Mr. Hubbell raised concerns about the impact of increased traffic on an already congested area and the lack of proposed improvements to handle additional traffic.
- Ann Hirt, 4290 Sugar Leaf Drive, Bellbrook, spoke about concerns with traffic congestion, impact on residential neighborhoods, wildlife concerns, heat and pollution, green space and CO2 offset, the strain on emergency services, and the need for sustainability.
- Rob Snyder, 1706 N. Bellview Drive, Bellbrook, expressed concerns about the impact of increased development on stormwater management and flooding, based on past experiences with drainage issues resulting from Cornerstone North. Mr. Snyder stressed the importance of stormwater management plans for the development to include provisions for large retention ponds and effective runoff control.
- Mike Bauman, 4259 Sugar Leaf Drive, Bellbrook, raised several concerns regarding the traffic, light and noise pollution, and the placement of commercial facilities relative to residential areas. Mr. Bauman asserted a traffic circle should be considered at Clio Road and Possum Run Road and restaurants should only be placed on the west side of the development away from the residential area.
- Amy Long, 4052 Clarkston Drive, Bellbrook, raised concerns regarding the proposed development, including the adequacy of the buffer zone, legal requirements, and community sentiment. Ms. Long stressed that the current buffer zone plans may not be sufficient to meet legal requirements and that a mound or other current buffer proposals would not adequately mitigate the impact of the light and noise pollution. She stated the strong opposition from Bellbrook residents regarding the entertainment venue asserting it is undesirable for the community. Ms. Long indicated that there might be organized efforts to challenge the development if the current plans proceed without adequate consideration of the residents' concerns and legal requirements.

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- Kathy Bauman, 4259 Sugar Leaf Drive, Bellbrook, expressed concerns about traffic management and the high volume of traffic near fast food establishments. Ms. Bauman mentioned avoiding certain routes due to traffic issues, particularly around Costco, which has become a challenging area due to high traffic volumes and has increased congestion on Clyo Road. She stated a traffic circle at Clyo Road and Possum Run Road could help manage speed and improve safety at the intersection.
- Jocelyn Hodson, 4276 Fowler Drive, Bellbrook, raised concerns about the frequent turnover of commercial buildings questioning the long-term viability and impact of the proposed development. Ms. Hodson emphasized the need to address the potential increase in traffic through residential areas and its impact on the neighborhood and children's safety.

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

Mr. Clark requested that Mr. Brinegar discuss the MOT/GRE I-675/Wilmington Project Access Management Plan (WPAMP).

Mr. Brinegar provided an update on the ongoing traffic studies and collaborative efforts to address traffic concerns in the area. He indicated The City of Centerville, ODOT (Ohio Department of Transportation), Sugar Creek Township, and Greene County have been collaborating on a comprehensive traffic study to address increasing traffic volumes in the area, particularly on Feedwire Road, I-675, and the associated off-ramps. The study is nearing the end of its first phase, where options for managing traffic volumes are being developed. The final results are expected to be available in October.

Efforts were made during the development of Cornerstone North to mitigate traffic impacts on Wilmington Pike, Feedwire Road, and Whipp Road. These efforts aimed to address both existing and new traffic from the development. The traffic study takes into account traffic counts, projections, and the development of previously undeveloped areas, with considerations for intersection backups, levels of service, and optimal traffic management strategies. Next steps include completing the traffic study and determining preferred options for managing traffic volumes and to begin tackling traffic management projects based on the study's recommendations and available funding.

Mr. Von Handorf inquired whether the TIS for Cornerstone South could evaluate the effectiveness of a traffic circle at Possum Run Road and assess the additional traffic load that might be directed onto Possum Run Road as part of the study.

Mr. Brinegar stated the TIS is provided by the developer and will be reviewed by a third-party consultant in collaboration with Greene County, Sugar Creek Township, and the City of Centerville. He indicated the possibility of evaluating a traffic circle at Possum Run and an assessment of the additional traffic load on Possum Run in the study can be discussed with the developer.

Mr. Clark requested clarification about the specific lane configurations at the intersection of Possum Run Road and Clyo Road. Mr. Hall clarified that the current plans are preliminary. He indicated that final details would be available once the TIS is completed and will be included in the Final Development Plan.

Mr. Hall confirmed that the development includes a proposed traffic signal at Possum Run Road and Clyo Road intersections. He ensured that the TIS would address a proposed traffic signal and include the evaluation of the potential for a traffic circle and bypass trips at Possum Run Road.

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Mr. Von Handorf asked if Mr. Hall would be amenable to adding a twelfth condition stating the TIS will evaluate using a traffic circle at Clys Road and Possum Run Road and evaluate the additional traffic that will be imparted on Possum Run Road. Mr. Hall was amenable to the twelfth condition.

Mr. Eton inquired about stormwater management and its impact on nearby creeks.

Mr. Hall described how the retained/detained stormwater is discharged such that it does not discharge a volume of water greater than the existing condition.

Mr. Brinegar discussed stormwater management related to the retention and detention of stormwater, controlled release, design standards, and assessments to mitigate the impact on local waterways. He indicated that each project involves studying existing conditions and designing appropriate stormwater management systems to address those specific conditions.

Ms. Korenyi-Both requested an evaluation of the necessity of a hiker-biker trail in the area, addressing safety concerns, and considering connectivity for users.

Mr. Brinegar stated the approach taken is to develop a Complete Streets framework that integrates various modes of transportation, including walking, biking, and driving. The aim is to create a more connected and accessible community. To address safety concerns, features like wide traffic islands and buffer zones have been incorporated into the design. These elements are intended to calm traffic and provide safer crossing points for pedestrians and cyclists. The emphasis is on connecting trails and bike facilities, to ensure that the trail system supports increased biking and walking.

Mr. Vanness noted incorporating multimodal transportation options into the right-of-way design is seen as an opportunity to future-proof the area for better integration of various transportation methods, as it's difficult to alter once established. This is an ongoing effort to balance safety, connectivity, and land use, with a focus on creating a more inclusive and adaptable transportation network.

Ms. Galloway-Roma inquired about the potential to swap some of the sit-down and fast-casual restaurants notated on the east with office spaces to reduce the impact on nearby residential areas.

Mr. Hall explained the preliminary plan is conceptual and there are no existing letters of intent or contracts therefore the final use of these spaces is not yet determined.

Mr. Von Handorf discussed adding a tree inventory study as a condition. Mr. Vanness noted that Condition #3 addresses aspects related to trees therefore may be an appropriate place to include the tree inventory study. Mr. Hall confirmed that a tree inventory study is already planned and will be completed as part of the project, so the addition to the condition aligns with their existing plans.

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

MOTION: Mr. Von Handorf made a motion to recommend approval to City Council of the Preliminary Development Plan for Cornerstone South application P-2024-0002 with the eleven (11) conditions recommended by staff amending condition #3 and adding one (1) condition as follows:

1. All review comments from public and utility review agencies shall be incorporated into the Final Development Plan to the satisfaction of the City Planner.

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2. A connectivity plan for pedestrian walkways, both inside and outside of the public right-of-way, shall be submitted with the Final Development Plan for the entire development. The connectivity plan shall show pedestrian crosswalks at all street and driveway intersections, and internal pedestrian connectivity outside of the public right-of-way.
3. A landscaping plan showing landscape buffering, mounding, street trees, tree preservation areas, along with a tree inventory study shall be submitted with the Final Development Plan for the entire development. The landscaping plan shall include landscape bufferyards along the subject property's perimeter, mounding along Wilmington Pike and Clyo Road, street trees along the Miami Valley Drive extension, and tree preservation easements in areas where established growth exists.
4. Lots that are zoned O-PD shall have a maximum setback of 95' from the Miami Valley Drive right-of-way boundary. (20' pavement setback + 18' parking + 24' parking aisle + 18' parking + 5' sidewalk + 5-10' landscaping bed = 95')
5. The final design of all gateways, public amenities including decorative street lighting, ornamental lighting, on-site lighting, public benches, and street trees shall be submitted by the Applicant as a part of their Final Development Plan. The streetlights shall be similar to those found in Uptown, and the on-site lights shall be uniform throughout the development to the satisfaction of the City Planner.
6. The required bufferyards along Wilmington Pike and Clyo Road shall be platted as reserve areas to provide for common landscaping, irrigation and maintenance through a Master Property Owners Association.
7. All existing floodplains and wetlands shall be shown in the Final Development Plan.
8. A Traffic Impact Study shall be approved prior to a Final Development Plan being reviewed by Centerville Planning Commission. All recommendations from the Traffic Impact Study shall be incorporated into the Final Development Plan where applicable.
9. Stormwater management shall minimize the use of individual retention/detention ponds and shall strive to consolidate stormwater management in regional ponds.
10. A Master Property Owners Association shall be established to oversee the common areas' landscaping, irrigation, ornamental lighting, the regional retention pond, and maintenance as part of the Record Plat application subject to the approval of the Municipal Attorney.
11. A Final Development plan for each Phase, as a minimum, must be approved by the Centerville City Council with a recommendation from Planning Commission. A Major Site Plan may be included with the Final Development Plan. Otherwise, a Major Site Plan must be approved by the Planning Commission for each lot prior to construction.
12. The Traffic Impact Study shall evaluate using a traffic circle at Clyo Road and Possum Run Road and evaluate the additional traffic that will be imparted on Possum Run Road.

Seconded by Ms. Korenyi-Both. The motion passed 5-1 with Mr. Clark voting no.

## **NEW BUSINESS**

P-2024-0015 – Record Plat

Jayson Morris, Centerstone Homes / Ryan Lefed, Choice One Engineering  
Woodland Greens Phase Two, Parcel ID: 068 01119 0021

Mr. Vanness reviewed the staff report displaying the application process, property description, background, application summary, standards of approval, staff analysis, and recommendation. The applicant requests a Record Plat to create Section Two of the Woodland Greens at Yankee Trace

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Subdivision. The Record Plat proposes platting Section Two out of an approximate 25.4-acre parent parcel, that currently extends all the way east to Sheehan Road. The parent parcel would ultimately be subdivided into four (4) larger parcels (Parcels A, B, C, D). The Record Plat would plat Section Two from Parcels B and C into twenty (20) total parcels; eighteen (18) of which will be developable lots for single-family residences (Lots #28-45), with one (1) common area lot (Lot #46), and one (1) drainage easement area (Lot #47, a.k.a. Parcel C). The Record Plat also proposes extending Doral Court approximately 530' to the east, and St. Johns Drive approximately 150' to the south. The Record Plat would also establish the standard utility, drainage, and temporary roadway easements. If Planning Commission recommends approval of the Record Plat, the application is expected to be considered by Centerville City Council at its August 12, 2024, meeting.

Staff recommended approval with the following eight (8) 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.
2. Prior to the release and recording of the Record Plat, construction drawings shall be approved by the City Engineer.
3. Prior to the release and recording of the Record Plat, a Subdivider's Agreement shall be executed to the satisfaction of the Municipal Attorney.
4. 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 100% of all improvements, and a \$2,500 street sweeping bond to the satisfaction of the City Engineer.
5. Prior to the release and recording of the Record Plat, a public access agreement shall be executed for the 10' common area path to the satisfaction of the City Engineer.
6. Prior to the release and recording of the Record Plat, the Applicant shall modify the rear yard drainage swale behind Lots #2-8 to be built as shown in the construction drawings that were approved as part of Woodland Greens, Section One, or the Applicant shall secure a performance bond for 100% of the improvement to the satisfaction of the City Engineer.
7. Prior to the release and recording of the Record Plat, the Applicant shall remove overgrowth behind Lots #28-37, or the Applicant shall secure a performance bond for 100% of the improvement to the satisfaction of the City Engineer.
8. Prior to the release and recording of the Record Plat, construction drawings shall be approved for the common area that comply with the Lifestyle Community Overlay District resort community's natural areas of woods and streams or ponds per the UDO 9.07 (D)(3)(d)(ii)(2) to the satisfaction of the City Planner.

Mr. Vanness noted the developments Final Development Plan Major Amendment had two lot specific conditions and the lot numbers have changed with this record plan. He indicated Staff needs to be aware of the new lot numbers related to these lot-specific conditions.

With no questions for staff, Mr. Clark opened the meeting for public comment.

Jayson Morris, General Manager for Centerstone Homes, 909 Kerns Drive, Lebanon, presented himself noting there was nothing to share beyond what was already provided, and offered to answer questions of the Commission.

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

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MOTION: Mr. Stewart made a motion to recommend approval to City Council of record plan application P-2024-0015 with the eight (8) conditions recommended by staff; seconded by Mr. Etson. The motion passed 6-0.

**COMMUNICATIONS**

Mr. Vanness spoke about:

- Comprehensive Plan Steering Committee and public engagement update.
- Standards of approval related to meeting decision procedures.
- One item for August meeting.
- Filling Planning Commission vacancy in process.
- Introduction of Planning Intern Pat Murray. Mr. Murray introduced himself and spoke about his education and the projects he is working on for the Planning Department.

Mr. Clark and Mr. Von Handorf spoke about being a part of the Comprehensive Plan Steering Committee and encouraged Commission members to solicit input from citizens through the Centerville FORWARD community survey.

**ADJOURNMENT**

There being no further business, Mr. Clark adjourned the meeting at 8:21 p.m. The next Planning Commission meeting is scheduled for Tuesday, August 27, 2024.

Submitted By: Donna Fiori

Paul Clark  
Approved – Chairperson

8/28/2024  
Date