

CENTERVILLE PLANNING COMMISSION

Work Session Meeting Minutes

Tuesday, July 30, 2024

TIME: 6:00 p.m.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

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

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

Mr. Clark called the meeting to order at 6:00 p.m. and read an opening statement.

Amy Korenyi-Both arrived for the work session at 6:06 p.m.

716 East Franklin Street (Rezoning)

Mr. Vanness announced that the purpose of the work session was to continue the discussion regarding rezoning three (3) parcels (Parcel IDs: 068 00304 0078, 068 00304 0079, 068 00304 0080) that are currently addressed 716 East Franklin Street and owned by the Centerville City Schools District (CCS). These parcels were recently created after the approval of a Record Plat that subdivided the property and dedicated public right-of-way for the Dimco Way Extension Project. Previous staff had discussed viable zoning districts with Planning Commission (Commission) at the October 25, 2022, work session meeting. Current staff would like to restart that conversation now that the property has been subdivided into three (3) separate parcels.

Mr. Vanness noted that at the work session in 2022, the Commission was receptive to Lot 3 being rezoned to (I-1) Light Industrial but expressed concerns about intensity with Lots 1 and 2 being rezoned to a (B-2) General Business District. Current options for Lots 1 and 2 are (O-S) Office Service or (B-1) Neighborhood Business. Mr. Vanness discussed pros and cons of each zoning classification.

(O-S) Office Service Pros:

- Less intense commercial zoning.
- Allows indoor/outdoor recreational clubs.
- Provides transition between high school and industrial uses.
- Adjacent to similar zoning (north).

(O-S) Office Service Cons:

- Fewer permitted commercial uses compared to B-1.

(B-1) Neighborhood Business Pros:

- More commercial uses than O-S but still less than B-2.
- Allows indoor/outdoor recreational clubs.
- Provides transition between high school and industrial uses.

(B-1) Neighborhood Business Cons:

- No adjacent B-1 zoning districts; may create isolated commercial area.

Chuck Cowgill Director of Business Operations for Centerville City Schools spoke about the district's buildings and the intended use of Lot 1 and Lot 2 to support the school district's needs. He noted there are no immediate plans, but the idea is to potentially use these lots for school-related purposes in the

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future for educational use or possibly recreational areas like playgrounds or soccer fields. He noted the current focus is on enhancing the school facilities for general use.

Commission members, Mr. Cowgill, and staff discussed:

- Potential ancillary secondary or accessory uses to the school.
- Permitted and conditional uses for a principal use in B-1, B-2, and O-S zoning districts.
- Definition of recreational club looks at the activity of how it is used and not at who is using it.
- B-2 option does not seem to be a good fit.
- Commission neutral between the B-1 and O-S options.

7155 Wilmington Pike, Karras Property (Concept Plan)

Mr. Vanness announced that Continental Properties has requested a work session to review a multi-family concept plan at 7155 Wilmington Pike (a.k.a. Karras Property). The purpose of the work session is for Continental Properties to review development questions ahead of their formal submission relating to connectivity, parkland location, street design, and architectural compatibility within the site with neighboring properties.

Brett Mozzetti representing Continental Properties out of Menomonee Falls, WI described Continental Properties business model. He discussed an informational meeting they held for neighbors. Mr. Mozzetti provided a brief overview of the proposed project noting the site has been vacant for approximately 40 years, the proposal includes transitioning from single-family housing to lower-density multifamily housing, and aims to offer a high-quality product for high-income earners and transitional housing options. Mr. Mozzetti noted the need to rezone the property to the Neighborhood Residential (NR) overlay district to allow up to fourteen (14) dwelling units per acre which exceeds the current Residential Planned Development (R-PD) district's six (6) unit per acre density maximum, and to also allow multi-family as a permitted use on the portion of the site that is currently zoned Office Planned Development (O-PD) district.

Trevor Stadler representing Continental Properties out of Menomonee Falls, WI described the property noting its various jurisdictions. He stated that if the overlay rezone was approved it would allow for up to 370 units however they intend to have between 300 to 336 units.

Mr. Stadler provided an overview of proposed access points including a main access via Wilmington Pike, a future right-of-way connecting to a secondary access point at John Elwood Drive, and a proposed gated secondary emergency access via Brook Meadow Drive for emergency personnel only. He emphasized feedback received from neighbors expressing concerns about connecting John Elwood Drive to the single-family residences. Mr. Stadler asked the Commission for feedback on whether John Elwood Drive should remain disconnected as per public opinion and comments on pedestrian and bicycle access.

Commission members feedback:

- Acknowledged that not connecting John Elwood Drive through to the single-family residences would be better received by the public.
- Suggested that vehicular connections at James Karras Drive and across from Bellemeade Drive are sensible, despite the cost of a potential stream crossing at James Karras Drive.
- Recommended designing solutions to facilitate access while avoiding neighborhood disruptions and supporting pedestrian and bicycle connections.
- Suggested dedicating parkland in the area near John Elwood Drive as an amenity for community use.

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- Raised concerns about the narrowness and winding nature of the proposed emergency access via Brook Meadow Drive, and questioned whether a larger access route might be preferable for emergency vehicles.
- Emphasis was placed on the need for multiple access points for a development of this size.
- The current plan's entrances and exits may lead to difficulties in traffic flow, especially for units near James Karras Drive.
- Recommended reconsidering the access points to ensure smooth traffic flow and timely entry/exit, particularly during peak hours.

Mr. Stadler presented renderings of the building facades and sought feedback.

Commission members feedback:

- Expressed concerns about parking pad visibility and suggested that the design should include a strong landscaping plan to mitigate visual impacts and maintain a green buffer.
- Limit buildings adjacent to single-family homes to two stories.
- Develop and present a detailed landscaping plan to address visual impacts integrating with the existing wooded area.
- Adjust building facades to include more brick elements for consistency with nearby properties.

Mr. Stadler explained the roundabout area includes the existing historic Henry Opdyke-Elleazer Williamson House, which is planned to be incorporated into the community as an amenity for residents and noted that there will be a pet playground. A Commission member suggested considering the addition of a regular playground, possibly near the clubhouse.

Mr. Stadler confirmed that the buildings will have four-sided architecture with consistent materials and ornamentation on all sides. The Commission suggested enhancing buffering and shielding measures for parking lots and building entrances to reduce visual and light impacts on residences.

Mr. Stadler noted that the construction will be completed in one phase, with leasing occurring throughout the process rather than building in separate phases.

Mr. Mozzetti inquired if the Commission would prefer the community to be fenced and gated to enhance privacy or if it should remain open. Commission members expressed openness to options but preferred a natural look over fencing for an open feel and noted that fences and gates can reduce walkability.

Mr. Clark inquired about the condition of the historical building on the property. Mr. Vanness indicated the building is structurally sound but is in poor condition stating any renovations to it must be approved by the Board of Architectural Review. Mr. Liberman added that there was a settlement agreement requiring the building to be kept up and protected from water damage. The property has faced issues with trespassing and needed reinforcement to secure it.

Mr. Clark adjourned the work session at 6:50 p.m.

Submitted By: Donna Fiori

Approved By: Paul Clark
Chairperson

Date: 8/28/2024