

CENTERVILLE PLANNING COMMISSION

Regular Meeting Minutes
J.V. Stone Council Chambers
Tuesday, August 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, Amy Galloway-Roma, and Amy Korenyi-Both.

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

EXCUSE ABSENT MEMBERS

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

MOTION: Mr. Von Handorf made a motion to excuse Bill Etson and Don Stewart from the meeting; seconded by Ms. Korenyi-Both. The motion passed 4-0.

APPROVAL OF MINUTES

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

MOTION: Ms. Korenyi-Both made a motion to approve the July 30, 2024 Planning Commission regular meeting and work session minutes as distributed; seconded by Ms. Galloway-Roma. The motion passed 4-0.

Mr. Clark read an opening statement.

PUBLIC HEARINGS

**P-2024-0014 – Final Development Plan
Matt Fisher, Matt Fisher - Architect
7881 Lockport Boulevard**

Mr. Vanness reviewed the staff report that went over the application process, site location and base zoning and overlay district zoning, existing site conditions, application summary, changes from the preliminary development plan (PDP) application, standards of approval, staff analysis, and recommendation. The applicant, Matt Fisher, on behalf of owner George Abboud, proposed a Final Development Plan (FDP) at 7881 Lockport Boulevard constructing a two-story, 4,716 square foot duplex with an attached two-car garage for each unit and constructing a 1,450 square foot six (6) car detached garage in the rear yard, adding a second driveway on the south side of the property, and removing the existing four (4) car carport. The existing quadraplex would remain. Mr. Vanness noted they will invoke the overlay district to increase the residential density from 5 units/acre to 7.5 units/acre. The Centerville City Council is tentatively scheduled to review the FDP at their meeting on September 16.

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Staff recommended approval of the Final Development Plan application with the following four (4) conditions:

1. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner.
2. The final landscaping plan shall include a minimum of twelve (12) shrubs in the front (east) bufferyard and twenty-six (26) evergreens in side (north) bufferyard per UDO 9.25; Table 9.6.
3. The final lighting plan shall show lighting uniformity that complies with the 10:1 maximum to minimum and 4:1 average to minimum lighting standards per UDO 9.27 (C)(2).
4. All property boundaries shall be marked by a licensed professional land surveyor prior to construction commencing.

Mr. Von Handorf inquired about landscaping requirements in relation to the easement along the northern property boundary. Mr. Vanness explained that the buffer yard requires fifteen (15) evergreens per hundred feet, but due to an existing storm sewer easement, it may not be suitable to plant large trees there. Mr. Vanness suggested relocating them to areas that can effectively buffer between residential units without interfering with the easement. He indicated that the goal is to avoid planting in areas that might require future maintenance or removal.

Mr. Clark expressed concerns regarding the impact of the new driveway placement and width on existing trees, residential views, safety, and accessibility. He emphasized the importance of maintaining good screening. Mr. Vanness clarified the driveway meets the minimum requirements.

Mr. Clark opened the Public Hearing.

Matt Fisher, 1212 Opal Avenue, Miamisburg, the architect introduced the project and discussed design changes since the PDP which include setting the building further back, eliminating covered patios in favor of decks to increase separation from existing units, garage adjustments to accommodate better vehicle circulation, adding basements and an accessible parking spot. He stated adjustments were made to manage stormwater runoff to minimize water flow to neighboring properties. He noted all front units are ground level for easier access.

Mr. Von Handorf and Mr. Fisher discussed adding evergreens and landscaping to improve privacy and aesthetics, particularly between the new and existing buildings and along the east wall of the new garages.

Ms. Korenyi-Both emphasized the need for compliance with ADA standards. Mr. Fisher explained that the existing four-unit building falls under the purview of the Commercial Building Code whereas the two-unit building will fall under the Residential Building Code with different ADA requirements. Mr. Fisher noted he will work with the Chief Building Official to ensure that all aspects of the project adhere to the relevant building codes, including those related to accessibility.

Mr. Clark raised concerns about the visual impact of the long garage structure and the need for design elements to break up its mass.

The following individuals expressed concerns regarding the Lockport FDP:

- Sue Shay, 7887 Lockport Boulevard, a 33-year tenant of the quadraplex expressed gratitude for modifications made regarding the building distance improvements. She highlighted concerns that the new two-lane driveway is only four (4) feet from her bedroom window, raising safety and

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privacy concerns and suggested moving the driveway back by five (5) feet to preserve the garden and ensure safety. Ms. Shay discussed the impact on her pet due to lack of play space.

- Sue Koverman, 1006 Old Stone Court, who lives adjacent to the property described the neighborhood as a great place for families and raised concerns about a lack of green space for children and pets to play safely, particularly with the addition of a new duplex. She noted issues with the current upkeep of the property and emphasized the need for consistent property maintenance. Ms. Koverman expressed concerns about privacy, lighting, and noise due to new units being built near her backyard.

Mr. Vanness discussed the lighting standards referring to condition #3.

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

Mr. Von Handorf raised concerns about the driveway alignment and inquired if it could be shifted south. Mr. Vanness suggested that adjustments could be made while remaining code-compliant. Mr. Von Handorf proposed a condition to move the driveway alignment south as much as possible while keeping the garage location unchanged. Mr. Fisher expressed willingness to modify the garage to a four-car configuration, allowing the driveway to be shifted further south while maintaining compliance with parking codes.

Mr. Clark acknowledged Ms. Shay's request to speak once more. Ms. Shay expressed concern that reducing the six-car garage to a four-car configuration would eliminate space needed for storing their belongings, highlighting the lack of alternatives for storage if the shed on the property is removed.

Commission members, staff and the applicant discussed considerations for landscaping around the parking area, the potential movement of garage doors, the north bufferyard and the implications for visibility and landscaping.

With no further discussion, Mr. Clark called for a motion.

MOTION: Mr. Von Handorf made a motion to recommend approval to City Council of the Final Development Plan for 7881 Lockport Boulevard application P-2024-0014 with the four (4) conditions recommended by staff and adding two (2) conditions as follows:

5. The driveway shall be moved as far South as is safe and compliant with the Unified Development Ordinance.
6. There shall be six (6) shrubs, two (2) understory trees, and one (1) canopy tree between the proposed and existing residences, to the satisfaction of the City Planner.

Seconded by Ms. Korenyi-Both. The motion passed 3-1 with Mr. Clark voting no.

COMMUNICATIONS

Mr. Vanness spoke about:

- Continental Properties submission tracking for the October 29 meeting.
- Cornerstone South Preliminary Development Plan and Woodland Greens, Section Two Record Plat approved by City Council on August 12.

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- Interviews for the Planning Commission vacancy are expected to be scheduled in the coming weeks.
- Final week to participate in the Comprehensive Plan online survey. Residents are encouraged to participate and share it with others.

Ms. Korenyi-Both inquired about the status of the Sheetz case. Mr. Liberman shared that a lawsuit was filed against the City, it was appealed to the Court of Common Pleas, both sides have submitted their briefs, and the case is now awaiting a judge's decision.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 8:20 p.m. The next Planning Commission meeting is scheduled for Tuesday, September 24, 2024.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

9/25/2024
Date