

PLANNING COMMISSION  
Regular Meeting  
Council Chambers  
100 W. Spring Valley Road  
Tuesday, September 26, 2017

At 7:00 p.m., shortly after an explanation of the new video and sound equipment in the Council Chambers, Mr. Clark called the meeting to order and led the group in the Pledge of Allegiance.

ATTENDANCE

Present: Paul Clark, Amy Korenyi-Both, Robert Muzechuk, Don Stewart and Kevin Von Handorf. Also present were City Planner Andrew Rodney, Municipal Attorney Scott Liberman and Clerk of Council Carin Andrews.

Absent: Bill Etson and Jim Durham.

EXCUSE ABSENT MEMBERS

Mr. Etson had reported he would be absent because of a family emergency, and Mr. Durham had recused himself from the meeting. Ms. Korenyi-Both made a motion to excuse Mr. Etson and Mr. Durham. Mr. Muzechuk seconded the motion. The motion passed 5-0.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the Planning Commission meeting of July 25, 2017.

MOTION: Mr. Von Handorf made a motion for approval of the minutes of the Planning Commission meeting of July 25, as distributed. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

NEW BUSINESS

Application P-2017-0024: Major Site Plan for An Outdoor Chapel and Garden  
At Epiphany Lutheran Church, 6430 Far Hills Avenue

Mr. Rodney gave the staff report for the request by Steve Brown of Brown and Bills Architects for approval of a major site plan for a garden and an outdoor worship space with a capacity to seat 200 people at Epiphany Lutheran Church on Far Hills Avenue. The zoning is B-PD. The City Planner used an aerial map, a zoning map and photos to locate the property and describe current conditions in and around the proposed construction in the southeast corner of the property. The existing concrete stage will remain; the gardens and walkways will be expanded and improved to meet ADA standards. Mr. Rodney described the mounding and the swale at the eastern edge of parking lot, which direct storm water from the hill. He showed the proposed materials and concept drawings related to the project. Mr. Rodney stated Planning Department staff had no objections, however, Public Works had comments not included in the staff report. Therefore, he recommended approval with the following (2) conditions:

1. Final construction documents shall incorporate the comments from Public Works dated September 11, 2017.
2. Exposed dumpsters shall be enclosed within a fence or wall in accordance with the Unified Development Ordinance.

Mr. Clark had two questions. When he asked if any trees would be removed, Mr. Rodney responded that the vegetation was mostly honeysuckle and that staff had no objection to the removal of existing trees, since the proposed landscaping would be a significant improvement. Mr. Clark inquired whether any parking spaces would be lost; Mr. Rodney replied in the negative.

Mr. Clark opened the public comment and, seeing no speakers, closed it.

MOTION: Since no one voiced questions or concerns, Ms. Korenyi-Both made a motion to approve Application P-2017-0024 with the two conditions recommended by staff, as shown above. Mr. Muzechuk seconded the motion. The motion passed 5-0.

2018 Submittal Calendar

Mr. Rodney explained the submittal calendar for the coming year. The calendar contains dates for turning in various types of applications as well as dates for Planning Commission meetings. Exceptions to the general schedule of Planning Commission on the last Tuesday of the month will occur in May and December. Unless otherwise announced, all meetings in 2018 will begin at 7:00 p.m. in City Council Chambers, 100 W. Spring Valley Road, Centerville, OH 45458.

<u>PDP/FDP Application Deadline</u> (Due at Noon)	<u>All Other Applications Deadline</u> (Due at Noon)	<u>Planning Commission Meeting Date</u> (Held on Last Tuesday of Month except May & Dec.)
Tuesday, December 12, 2017	Thursday, January 4, 2018	Tuesday, January 30, 2018
Tuesday, January 16, 2018	Thursday, February 1, 2018	Tuesday, February 27, 2018
Tuesday, February 13, 2018	Thursday, March 1, 2018	Tuesday, March 27, 2018
Tuesday, March 13, 2018	Thursday, March 29, 2018	Tuesday, April 24, 2018
Tuesday, April 10, 2018	Thursday, April 26, 2018	Tuesday, May 22, 2018
Tuesday, May 15, 2018	Thursday, May 31, 2018	Tuesday, June 26, 2018
Tuesday, June 19, 2018	Thursday, July 5, 2018	Tuesday, July 31, 2018
Tuesday, July 17, 2018	Thursday, August 2, 2018	Tuesday, August 28, 2018
Tuesday, August 14, 2018	Thursday, August 30, 2018	Tuesday, September 25, 2018
Tuesday, September 18, 2018	Thursday, October 4, 2018	Tuesday, October 30, 2018
Tuesday, October 16, 2018	Thursday, November 1, 2018	Tuesday, November 27, 2018
Tuesday, November 6, 2018	Thursday, November 15, 2018	Tuesday, December 18, 2018
Tuesday, December 18, 2018	Thursday, January 3, 2019	Tuesday, January 29, 2019

Memorial Day is Monday, May 28, 2018 and Christmas is Tuesday, December 25, 2018.

Hearing no questions from the members present, Mr. Clark requested that the item be held until the next meeting to allow comment from the two absent members.

## COMMUNICATIONS

## Annual Updates to the Unified Development Ordinance

Mr. Rodney introduced potential changes to the Unified Development Ordinance, using a memo. He noted the updates reflected the decisions and comments of the Planning Commission in cases over the past year and represented general best practices. The revisions will be by ordinance and must have public hearings at a future Planning Commission and City Council meeting. When Mr. Rodney asked if there were questions concerning the preliminary list distributed with the information packet, several members raised questions. Mr. Rodney fielded inquiries on the use of grass pavers and newspaper advertising of certain types of cases.

Mr. Von Handorf asked for an explanation of the proposed Standard of Approval requiring consistency with and adherence to the City's comprehensive land use plan and other plans as adopted by the City. Mr. Rodney stated that large scale development plans currently were not required to comply with specific policy documents for land use. He stated he preferred general language rather than a list of documents. When Mr. Von Handorf asked if the MVRPC trail plan would be included, discussion followed concerning what plans had been adopted by Council. *Create the Vision, the Centerville Place Planning Study*, the multi-use trail plan, and the thoroughfare plan were mentioned. Planning Commission asked for a list of specific adopted plans that would be included, even if they were not listed in the Ordinance.


Mr. Stewart asked if 15,000 sq. ft. would overcome the limitations for which Planning Commission granted a variance to the veterinary clinic at the northeast corner of Clio Road and E. Alex-Bell Road. Mr. Rodney answered in the affirmative and pointed out it was that particular case precipitating the change for Section 9.05(A)(2) on Gross Floor Area.

Ms. Korenyi-Both asked if anything related to the appeal of the decision of the Planning Commission for the major site plan at Miami Valley South Hospital. A second traffic impact study was required in the negotiation of the situation. Mr. Rodney pointed out the revision to Section 5.13(A) would require advance payment or reimbursement of payments to outside consultants needed for proper application review.

Mr. Rodney covered a number of other items in his Communications to Planning Commission. He introduced Wayne Davis, the City Manager, before encouraging members to attend the annual Planning and Zoning Workshop at the Ponitz Center at Sinclair on December 1, 2017. He noted he expected plats for Cornerstone North and the public hearing for the UDO updates to be on the agenda for the October Planning Commission Meeting.

Ms. Korenyi-Both asked if Council approved the revised Preliminary Development Plan for Chardonay Valley. Mr. Rodney shared that Council had approved it, and the company was working through its due diligence prior to submitting a Final Development Plan.

The next meeting of the Centerville Planning Commission will be in the Council Chambers at 7:00 p.m. on October 24, 2017. Seeing no further business, Mr. Clark adjourned the meeting about 7:30 p.m.

  
Paul Clark, Chair