

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, November 28, 2017

At 7:00 p.m., Mr. Clark called the meeting to order and led those present in the Pledge of Allegiance.

ATTENDANCE

Present: Paul Clark, Amy Korenyi-Both, Jim Durham, Robert Muzechuk, Don Stewart and Kevin Von Handorf. Also present were City Planner Andrew Rodney, Planner Mark Yandrick, City Engineer Jim Brinegar, Municipal Attorney Scott Liberman and Assistant Clerk of Council Julie Weaver. Councilman Palcher and City Manager Wayne Davis were present in the audience.

Absent: Bill Etson.

EXCUSE ABSENT MEMBERS

Mr. Etson had contacted staff that he would be absent due the illness of a family member.

MOTION: Mr. Von Handorf made a motion to excuse Mr. Etson. Ms. Korenyi-Both seconded the motion. The motion to excuse passed 6-0.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the Planning Commission meeting of October 24, 2017.

MOTION: Ms. Korenyi-Both made a motion for approval of the minutes of the Planning Commission meeting of October 24 2017, as distributed. Mr. Muzechuk seconded the motion. The motion passed 6-0.

READING OF THE OPENING STATEMENT

Mr. Clark read the opening statement.

PUBLIC HEARING

Application P-2017-0035: Final Development Plan for the Gateway Lofts.

Mr. Rodney presented the staff report for the Final Development Plan for the Gateway Lofts apartment complex on 38.7 acres in Chardonnay Valley, north of E. Alex-Bell Road. Density in this area zoned R-PD would be 9.4 units per acre and would include more than thirteen acres of open space. Mr. Ryan Pearson of EDGE Group submitted the application for 360 apartment units, 601 parking spaces and the associated amenities, on behalf of Will Kirk of Hallmark Campus Communities. Mr. Rodney reported an expected completion date for the project of Fall 2019.

Mr. Rodney reviewed the overall development process for Planning Commission and Council, before sharing some of the terms of the revised agreement being negotiated with the French Manor Condominium Association. He went over the elements of the final development plan, including mounding along Alex-Bell Road, the steep grades within the development, bufferyards, open space, and parkland dedication. He noted the planting plan along E. Alex-Bell Road would remove and replace much of the existing vegetation, but, internally, significant areas of original vegetation would remain undisturbed. He reported on the roadways, the Traffic Impact Study, and the architectural features of the buildings in the complex. Mr. Rodney stated concern with the vinyl siding, since, within the City, no other commercial buildings of this scope had been permitted to use vinyl siding. Plans showed vinyl as the predominant siding material for the rear of the buildings against hillsides. Additionally, the community center had EIFS as a major siding component rather than masonry on the elevations facing Alex-Bell Road.

Mr. Rodney stated the conditions of approval generally could be met, before explaining the reasons for the conditions. He recommended approval of Application P-2017-0035 with the following eighteen (18) conditions as outlined in the staff report. The three slight changes recommended by the Municipal Attorney are in italics.

1. An approval of this Final Development Plan in no way obligates the City of Centerville to grant any variance(s) that may be necessary to construct the project as proposed.
2. Prior to issuance of a zoning permit, Versailles Drive shall be repaired to a navigable condition to the satisfaction of the City Engineer. To the extent practicable, Versailles Drive shall be the primary construction access point.
3. Prior to issuance of a zoning permit, necessary modifications to any existing master or condominium association documents to allow construction as proposed shall be completed, *subject to the approval of the Municipal Attorney.*
4. Prior to issuance of a zoning permit, full payment for the Applicant's/or Developer's share of the necessary public roadway improvements shall be provided – payable to the City of Centerville – in the amount of \$315,801.92.
5. Prior to issuance of a zoning permit, the Applicant/or Developer shall dedicate 1.53 acres of private parkland via record plan for perpetual use as open space. The remaining 1.53 acres of required open space shall be provided via fee-in-lieu – payable to the City of Centerville – in the amount of \$46,097.37.
6. Prior to issuance of a zoning permit, the Developer shall finalize and enter into an agreement with the condominium owners association memorializing provision of the agreed upon improvements noted in the project narrative and associated development plan documents.
7. Building #10 shall have a rear façade similar to the design and materials composition as proposed for Building #2.
8. The east, south, and west clubhouse façades shall include a percentage of brick masonry consistent with the multi-family façades fronting on Alex-Bell Road.
9. All hard-surface walkways and sidewalks shall be a minimum of five (5) feet wide.
10. Rock, mulch, or other similar loose material shall be prohibited as a curb lawn treatment.
11. A more direct pedestrian route from Building 9 to the Versailles crossing shall be provided through the parking lot.
12. The vinyl fence around the trash compactor shall be screened with a dense planting of tall evergreen trees or shrubs.

13. As permitted by UDO Article 9.13(B)(4)(a), all private streets in the development are permitted to exceed the maximum 8% grade requirement.
14. The final design of stormwater management infrastructure shall be in accordance with Article 9.35 of the UDO.
15. The development shall adhere to all floodplain development regulations as stipulated in Article 9.37 of the UDO.
16. Detailed comments from the Washington Township Fire Department shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the Fire Chief.
17. Detailed comments from the Engineering Division shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the City Engineer.
18. Detailed comments from Montgomery County Water Services and other utility companies shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the City Engineer.

Mr. Rodney pointed out the need for the City to maintain the right to require a setback variance for Building 16. The alternative would be to rearrange the buildings and reconfigure the parking area.

Mr. Durham suggested a condition stating, "No construction in the northeast shall be approved until the setback variance issue is settled." He wanted any changes to be determined early so the plan would be a cohesive whole.

Planning Commission members raised issues concerning the extensive use of vinyl siding on the rear of buildings facing hillsides, the lack of board and batten siding on some of the gables, the quality of the asphalt to be used, the possibility of requiring sidewalk for more of the trail areas, as well as the placement of the buildings and parking lots to avoid the need for a variance.

When Mr. Clark opened the public hearing, Mr. Ryan Pearson of EDGE Group, 330 W. Spring Street, Columbus, discussed the variance request. He asked if the Planning Commission could approve the variance along with the final development plan, but requirements for a separate application and advertising made that impossible. Mr. Pearson shared that the developer could flip the sites of Buildings 15 and 16, but the parking was more efficient with the current plan. The developer desired both buildings at the current size in order to maintain the total number of rental units.

Mr. Rodney stated he did not have a specific problem with a setback variance, but he wanted to be clear that approval of final development plan did not constitute approval of the variance. Mr. Durham pointed out that the sign along the interstate frontage probably would require a variance and suggested the verbiage for the condition include, "No permits shall be issued for construction until the setback issue is resolved."

Mr. Pearson noted several other concerns. Because the company still was working with the WTFD on the width of the security gates to access the condo association homes, he pointed out that some of the surrounding details could change. He said the grass tree lawn staff requested between the sidewalk and the parking lot would be difficult to maintain. As the applicant, he preferred to use ADA approved crushed stone. The path requested from the northeast quadrant to the clubhouse was problematic because of the liability issues connected with the floodplain and

the stream crossing. A simple path of stepping stones could freeze or flood. Another consideration was that the condo owners did not want pedestrians crossing through their neighborhood and other pathways were circuitous or through parking lots.

Mr. Rick Kirk, CEO of Hallmark Communities, thanked Mr. Rodney for the detailed presentation. He addressed the vinyl siding issue, saying the painted wood siding would weather within three years, so if maintenance was delayed, it would look bad quickly. He explained how the company limited lengths of vinyl siding to 12 feet to eliminate seams and used wide trim pieces to create a quality look. He stated the company was willing to use Hardie Plank along Alex-Bell Road, but requested the Planning Commission allow vinyl to remain in the other areas, so rental rates could remain affordable.

When Mr. Durham questioned whether vinyl siding would be removed from all sides of the buildings along E. Alex-Bell Road, Mr. Kirk responded in the affirmative.

Mr. Durham then turned his attention to Buildings 3-7 where two colors of vinyl siding covered the rear elevations. He wanted brick wrap on the lower rear elevations, because of wear and tear creating maintenance issues at ground level. When Mr. Kirk asked for compromise, Mr. Von Handorf suggested a brick water table of three feet as shown for the garages. Mr. Kirk concurred.

Next Mr. Durham addressed the pedestrian walkway "at elevation" needed from the northeast buildings to the clubhouse. He suggested using wood composite bridges as at Yankee Trace. Mr. Kirk agreed to create a pathway.

Ms. Korenyi-Both brought up the issue of the width of the sidewalk. Staff requested a width of 5 feet. Mr. Kirk noted the Unified Development Ordinance only required sidewalks to be 4 feet wide. Mr. Rodney pointed out that the width would be 6.5 feet at the parking lots if the sidewalks were used as curbstops. Otherwise, the requirement was 4 feet, plus the grass area. Planning Commission concurred to eliminate Condition 9, requiring the sidewalks to be 5 feet wide.

Mr. Von Handorf asked about the aesthetics of the sidewalls surrounding the culvert. He suggested the addition of a cast or stamped design. Mr. Kirk said the designers had not decided exactly how that area would be finished out. He stated he would work with Mr. Rodney on the aesthetics of the retaining walls.

Mr. Jerry Strange, 650 E. Alex-Bell Road, expressed concern about additional traffic on E. Alex-Bell Road, since adding the Gateway Lofts and the Allure apartments had the potential to increase the number of cars using the street system significantly. He asked what roadway modifications were planned.

Mr. Rodney stated a Traffic Impact Study had been done and the recommendations were being scheduled. He described the improvements. Generally speaking, additional length for vehicle storage lanes and additional turn lanes are needed where Loop Road meets E. Alex-Bell Road.

Mr. Brinegar, City Engineer, added some to the improvements will not happen until a certain level of growth occurs. On Loop Road, lane striping will be added from the bridge over I-675 to E. Alex-Bell Road.

Mr. Dean Wenz, Dean Wenz Architects, 2463 E. Main Street, Bexley, questioned Condition #8 requiring additional brick on the clubhouse. In his opinion, additional brick would not create a better building. The building was designed differently because of its different use.

Mr. Durham agreed that the different materials set off the business center and recreation area from the residential buildings. When he stated he was inclined to delete Condition #8, Ms. Korenyi-Both and Mr. Muzechuk voiced agreement and the other members concurred.

When Mr. Joe Harmon, 531 Willowhurst, asked if the parkland and natural areas were contiguous and what the impact would be on the wetlands, Mr. Rodney displayed the layout of the complex and pointed out private parkland in the northeast corner. He showed other areas that would not be disturbed, including the wetlands and the 1.5 acres of open space reserved by record plat. He pointed out the jurisdictional stream, which will not be disturbed.

Mr. Matt Springer, President of the Chardonnay Condominium Association, stated both the residents and the developer were working diligently to come to an agreement and felt the parties were very close to finalizing terms. He stated the association would be in favor of trading the location of Building 15 with that of Building 16 to eliminate the need for a setback variance.

Mr. Durham initiated a summary among the commission members concerning the conditions. He recapped Building 2 and 3 would have hardie plank siding and the buildings against the hillsides would have brick water tables on the rear elevations. Otherwise, vinyl siding was acceptable as shown on the plans. Ms. Korneyi-Both interjected that she would like to see board and batten siding on gables of some of the interior buildings.

Mr. Wenz, the architect, returned to the podium and stated the elements shown work well together. The board and batten and the vinyl siding do not work together as well. In general, the architects had worked to increase the sense of verticality on the long buildings and had used more expensive materials on predominant facades. After further discussion, Mr. Wentz agreed to confer with Mr. Rodney concerning details for the more visible facades within the complex.

MOTION: After Mr. Clark closed the public hearing, Mr. Durham made a motion to recommend approval to City Council of Application P-2017-0035, the Final Development Plan for the Gateway Lofts, subject to the conditions recommended by staff and amended by the Municipal Attorney as edited by Planning Commission. Mr. Stewart seconded the motion. The motion passed 6-0. The conditions are as follows:

1. An approval of this Final Development Plan in no way obligates the City of Centerville to grant any variance(s) that may be necessary to construct the project as proposed. Until the placement of Building 16 is resolved, no permits for construction shall be issued.
2. Prior to issuance of a zoning permit, Versailles Drive shall be repaired to a navigable condition to the satisfaction of the City Engineer. To the extent practicable, Versailles Drive shall be the primary construction access point.
3. Prior to issuance of a zoning permit, necessary modifications to any existing master or condominium association documents to allow construction as proposed shall be completed, subject to the approval of the Municipal Attorney.

4. Prior to issuance of a zoning permit, full payment for the Applicant's/Developer's share of the necessary public roadway improvements shall be provided – payable to the City of Centerville – in the amount of \$315,801.92.
5. Prior to issuance of a zoning permit, the Applicant/Developer shall dedicate 1.53 acres of private parkland via record plan for perpetual use as open space. The remaining 1.53 acres of required open space shall be provided via fee-in-lieu – payable to the City of Centerville – in the amount of \$46,097.37.
6. Prior to issuance of a zoning permit, the Developer shall finalize and enter into an agreement with the condominium owners association memorializing provisions of the agreed upon improvements noted in the project narrative and associated development plan documents.
7. The applicant/developer shall work with staff on the modification of architectural materials and details for prominent facades on the inner buildings of the development.
8. Rock, mulch, or other similar loose material shall be prohibited as a curb lawn treatment.
9. The vinyl fence around the trash compactor shall be screened with a dense planting of tall evergreen trees or shrubs.
10. As permitted by UDO Article 9.13(B)(4)(a), all private streets in the development are permitted to exceed the maximum 8% grade requirement.
11. The final design of stormwater management infrastructure shall be in accordance with Article 9.35 of the UDO.
12. The development shall adhere to all floodplain development regulations as stipulated in Article 9.37 of the UDO.
13. Detailed comments from the Washington Township Fire Department shall be incorporated into the final development plan, record plan, and construction documents as appropriate, subject to approval by the Fire Chief.
14. Detailed comments from the Engineering Division shall be incorporated into the final development plan, record plan, and construction documents as appropriate, subject to approval by the City Engineer.
15. Detailed comments from Montgomery County Water Services and other utility companies shall be incorporated into the final development plan, record plan, and construction documents as appropriate, subject to approval by the City Engineer.
16. Vinyl siding is approved as shown on the approved plans, with the exception that no vinyl siding is permitted on Buildings 2 and 3 along E. Alex-Bell Road.
17. The rear elevations of Buildings 3-7 shall have brick water tables with vinyl siding permitted above, to the satisfaction of staff.
18. A pedestrian connection shall be provided from the northeast sector to the clubhouse.
19. EIFS is specifically approved for use as a siding material for the clubhouse per the approved plans.

OLD BUSINESS

Application P-2017-0032: Record Plat for Cornerstone North, Section 7-A

MOTION: Mr. Durham made a motion to remove the record plans for Cornerstone Sections 7-A and 7-B from the table for consideration. Ms. Korenyi-Both seconded the motion. The motion to remove Applications P-2107-0032 and P-2017-0033 from the table passed 6-0.

Mr. Rodney presented the staff report for Application P-2017-0032, The record plan for Cornerstone North, Section 7-A at Wilmington Pike, south of Brown Road. Lot #1 was intended as parkland; Lot #2 was shown as 10.5 acres, which were able to be sold. Easements were included for roadway dedication along the main roads and the extension of Cornerstone North Boulevard. Mr. Rodney noted, as construction documents are completed, the record plat may be revised slightly to eliminate some easements and make minor modifications. Changes should occur prior to the review of the record plan by Council.

When Mr. Durham asked if Mr. Clark could sign a revised plat, not specifically seen by Planning Commission, Mr. Rodney noted the boundaries would remain the same. Some easements might be eliminated, but nothing would be added. Mr. Liberman stated Mr. Clark, as chair, could sign a revised plat, if Mr. Rodney determined the change was minor.

Mr. Durham asked if using the term "Park Land" was problematic. Mr. Liberman stated that "Park Land" was not defined by the UDO. When he agreed "Open Space" could be substituted, Mr. Durham asked for a verbiage change on the plat.

Mr. Rodney stated the record plan generally met the standards of approval, subject to the following seven (7) conditions:

1. Prior to release of the record plan for recording, all frontage improvements required along Brown Road and the future Cornerstone North Boulevard shall be financially secured to the satisfaction of the City via Subdivider's Agreement and associated bond or letter of credit, or by separate negotiated legal and financial instruments approved by the City.
2. Any private storm water infrastructure intended to service an adjacent required public improvement shall be constructed by the Subdivider prior to or concurrently with construction of those public improvements.
3. The proposed sign easement on Lot #2 shall be relocated outside any existing or proposed utility or drainage easement. Approval of the requested sign easement on Lot #2 does not obligate the City to approve a future monument sign or any related variance(s) at this location.
4. The proposed storm sewer and drainage easement along the south perimeter of Lot #2 shall be a uniform 40 feet in width.
5. All storm sewer and drainage easements located outside the public right-of-way shall be labeled and maintained as "private" for any private improvements.
6. A minimum 30 foot wide stormwater and drainage easement shall be established within Lot #1 to encompass the existing storm water pipe and stream serving Wilmington Pike.
7. Prior to the release of the record plan for recording, the construction documents and engineer's estimate of costs submitted in association with this record plan shall be finalized and signed by the City Engineer.

When Mr. Clark opened the floor for public comment, Mr. Robert Hall of Oberer Land Developers at 3445 Newmark Drive thanked staff for the productive meeting of the previous week and stated he took no exceptions to the conditions in the staff report. He agreed it was prudent to encumber an easement for a potential sign area for the future. When Mr. Clark asked if Mr. Hall found changing the name of "Park Land" to "Open Space" to be acceptable, he responded in the affirmative.

Mr. Clark closed the public comment.

When Mr. Muzechuk protested that the application currently did not meet 4 of the 5 standards of approval, Mr. Rodney stated the conditions covered the unfinished items. Mr. Muzechuk also stated concern the plan for the park area was not finalized. He said the City was losing any means to guarantee that quality amenities will be provided.

MOTION: Mr. Durham made a motion for approval of Application P-2017-0032, the record plat for Cornerstone Section 7-A, subject to the seven (7) conditions recommended by staff and the addition of Condition #8, which would change the references from "Park Land" to "Open Space." Ms. Korenyi-Both seconded the motion. The motion passed 5-1 with Mr. Muzechuk voting no.

Application P-2017-0033: Record Plat for Cornerstone North, Section 7-B

Since Mr. Durham's previous motion and the vote removed this application from the table, Mr. Rodney gave the staff report for the plat creating five lots in the remaining area of Cornerstone Phase IV. Uses for the lots included a potential hotel site, an apartment complex, open space, and a potential assisted living facility. As in the previous application, the developer is in the process of meeting the standards of approval. Staff recommended approval of the application, subject to the following six (6) conditions.

1. Prior to release of the record plan for recording, all frontage improvements required along Brown Road and the future Cornerstone North Boulevard shall be financially secured to the satisfaction of the City via Subdivider's Agreement and associated bond or letter of credit, or by separate negotiated legal and financial instruments approved by the City.
2. Any private storm water infrastructure intended to service an adjacent required public improvement shall be constructed by the Subdivider prior to or concurrently with construction of those public improvements.
3. All storm sewer and drainage easements located outside the public right-of-way shall be labeled and maintained as "private" for any private improvements.
4. The proposed private drainage and access easement along I-675 conveying storm water from the eastern terminus of Brown Road shall be modified to allow proper storm water flow as determined by the City Engineer.
5. A drainage easement shall be established for the outlet of the new retention pond proposed on Lot #3. Such easement shall minimally impact the adjacent Tree Preservation Area.
6. Prior to the release of the record plan for recording, the construction documents and engineer's estimate of costs submitted in association with this record plan shall be finalized and signed by the City Engineer.

Mr. Clark asked for comments from Planning Commission and noted the lack of a park plan. Mr. Rodney shared staff had met with the developer to discuss modifications to the previous plan based on past comments. A detailed design will be required with the major site plan. The City Planner reminded the members of the condition of the approval of the final development plan that construction of the park had to start within 60 days of a closing on certain parcels in Phase IV.

When Mr. Clark asked if it had been determined who would maintain the park, Mr. Rodney responded it had not. Discussions would be ongoing between the City Manager, City Council and the developer.

When Mr. Clark opened the floor for public comment, Mr. Hall, Oberer Developers, 3445 Newmark Drive, Miamisburg, thanked Mr. Rodney for the recommendation of approval and stated he had no objections to the conditions. Mr. Clark closed the public comment.

MOTION: Mr. Von Handorf made a motion for approval of Application P-2017-0033, the plat for Cornerstone Section 7-B, subject to the six (6) conditions recommended by staff and the addition of Condition #7 stating that references to "Park Land" on the plat shall be changed to "Open Space." Ms. Korenyi-Both seconded the motion. The motion passed 5-1 with Mr. Muzechuk voting no.

NEW BUSINESS

Because no representatives were present for Charles Simms Development, Mr. Rodney and Mr. Clark agreed to review the Major Site Plan for PURE Healthcare as the next agenda item.

Application P-2017-0037: Major Site Plan for PURE Healthcare at Miami Valley Hospital South

Mr. Rodney presented the staff report for a new medical office building on the campus of Miami Valley Hospital South, 2400 Miami Valley Drive. Mr. John Snow of Synergy Building Systems submitted the major site plan on behalf of Miami Valley Hospital. The City Planner used an aerial view to locate the building and photos of the site to explain the existing conditions. The proposed architecture is similar in style to the other buildings on the campus. Major materials were glass, masonry and cast stone.

In evaluating the major site plan, Mr. Rodney stated the architecture, landscaping, parking, lighting, grading and setbacks were acceptable. The site is wooded between the building and I-675. Mr. Rodney stated the Traffic Impact Study and comments from the Public Works Department were still needed. Because the Standards of Approval could generally be met, he recommended approval of the application with the following two (2) conditions, per the staff report:

1. Final construction documents shall conform to UDO Article 9.35, Stormwater and Drainage Standards.
2. A Traffic Impact Study (TIS) for the proposed development shall be finalized and approved by the City Engineer. Any improvements to public streets recommended by the TIS – and costs related thereto – shall be negotiated between the property owner and the City of Centerville prior to the issuance of a zoning permit.

Hearing no questions from Planning Commission, Mr. Clark opened the public comment.

Mr. Jerad Barnett of Synergy Building Systems, 3500 Pentagon Blvd, Beavercreek, stated the new structure fit nicely into the existing campus. Because the building was being designed from the inside out, the architects found they needed the additional six feet in length to adequately meet the needs of the clients. Those changes will be reflected on the construction plans.

Mr. Buddy LaChance of Premier Health stated the hospital hired Woolpert Engineering for the Traffic Impact Study. Because adequate parking already existed, he did not expect to see additional impact on traffic.

Seeing no other speakers, Mr. Clark closed the public comment portion of the review.

MOTION: Mr. Durham made a motion to approve the Major Site Plan for PURE Healthcare, subject to the two conditions recommended by staff as shown above. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

Application P-2017-0035: Record Plan for Savannah Place

Prior to any discussion, Mr. Durham commented that the names "Spanish Moss Way" and "Banyan Court" were bizarre for use in the Yankee Trace community.

Mr. Rodney gave the staff report for the record plan submitted by Charles Simms of Charles Simms Development for 22 duplex building on 44 lots. The final development plan and the plat drawings had been included in the Planning Commission packets. The plat drawings reflected the vacation of easements no longer needed and the dedication of rights of way for the two streets. Mr. Rodney pointed out the City required the final HOA documents and a subdivider's agreement prior to the recording of the plat. Mr. Rodney noted the addition of extra side-entry garages had not been possible because of grading and stormwater issues.

Although the record plan generally met the standards of approval, the City Planner recommended approval subject to three conditions. Two were in shown in the Staff Report and a third is included below.

1. Homeowner's Association and Bylaws documents shall be reviewed and approved by the City prior to release of the record plan for recording.
2. A Subdivider's Agreement, setting financial responsibilities for the construction and inspection of public improvements, shall be executed with the City prior to release of the record plan for recording.
3. Construction documents shall be finalized and signed by the City Engineer, prior to the release of the plat for recording.

When Mr. Durham noted that almost all the trees in the northwest corner of the plat along Yankee Street would be removed for the retention pond, Mr. Rodney stated the contractor was notifying the neighbors that no other option was possible.

MOTION: Ms. Korenyi-Both make a motion to recommend approval of the plat to City Council, subject to the three conditions requested by staff as shown above. Mr. Muzechuk seconded the motion. The motion passed 6-0.

COMMUNICATIONS

Mr. Rodney shared that the Planning Department had received Mr. Robert Curry's application for Sinclair Community College to rezone the Far Hills Church property at 5800 Clio Road from R-1C to O-PD. He announced Sinclair will host a meeting with the neighbors on December 11 at Centerville High School. He shared staff had recommended Woolpert's Traffic Impact Study include the college, although traffic from the hospital was the main consideration.

He reminded everyone that the December meeting of Planning Commission will be earlier in the month than usual because of the holidays.

Seeing no further business, Mr. Clark adjourned the meeting about 9:45 p.m. The next meeting of the Centerville Planning Commission will be in the Council Chambers at 7:00 p.m. on Tuesday, December 19, 2017.

A handwritten signature in cursive script that reads "Paul Clark". The signature is written in black ink and is positioned above a horizontal line.

Paul Clark, Chair