

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, December 19, 2017

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

ATTENDANCE

Present: Paul Clark, Amy Korenyi-Both, Jim Durham, Bill Eton, 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 Bill Serr and City Manager Wayne Davis were present in the gallery.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the Planning Commission meeting of November 28, 2017.

MOTION: Mr. Muzechuk made a motion for approval of the minutes of the Planning Commission meeting of November 28, 2017, as distributed. Mr. Von Handorf seconded the motion. The motion passed 6-0-1, with Mr. Eton abstaining.

READING OF THE OPENING STATEMENT

Mr. Clark read the opening statement for public hearings.

PUBLIC HEARING

Application P-2017-0038: Rezoning 5800 Clio Road from R-1c to O-PD

Mr. Rodney presented the staff report for the rezoning of approximately 40 acres currently owned by Far Hills Church at 5800 Clio Road. Mr. Robert Curry, Esq., submitting the application on behalf of the Board of Trustees of Sinclair Community College, requested the rezoning of the two parcels comprising the church's property from R-1c, Single-Family Residential, to O-PD, Office-Planned Development. The City Planner noted the rezoning would permit not only the college but also other uses permitted by right in the zoning classification. Using aerial maps, he reviewed the surrounding land uses and zoning, before sharing the history of the development of the property. The current building and parking areas were constructed in 2002 by Far Hills Church with the current R-1c zoning in place; a large capacity religious institution was a permitted use. Similarly, *Create the Vision* designated the area for "Public/Institutional" uses, a designation consistent with the current and the proposed uses.

In describing existing conditions, Mr. Rodney included access, screening, mounding, stormwater detention, 888 parking spaces, and the two-story building of more than 90,000 square feet. He used photos to describe the buildings and the general area and to point out minor gaps in the landscaping atop the mounds, which shield the adjoining residential neighborhoods of Cheltenham and Nestle Creek from the institutional use. Three driveways exist for ingress and egress—two on Clyo Road and one on Center Point Drive.

The City Planner shared other relevant information. He pointed out the uses that would be permitted by right in an O-PD district, if the property were rezoned. Included were research and development offices, rec clubs, animal clinics, banks, corporate centers, barber shops, museums, hospitals, parks, schools, and medical offices. He explained the Table of Minimum Standards, which required a 100-foot setback from residential areas (on the south and west), six-foot mounding, and significant all-season landscaping atop the mounds. The Standards limit building height to 45 feet. The City Planner presented the reasons he was recommending O-PD, Office-Planned Development, zoning over O-S, Office-Services. With its less intensive uses, greater setbacks and greater control of uses by the City, O-PD zoning provided greater protection for the neighbors. Any expansion of existing structures or parking would require a new development plan and trigger multiple reviews by Planning Commission and Council. Neighbors would be notified of the required public hearings. He stated existing parking and occupancy spaces appear adequate for the intended use.

Mr. Rodney pointed out the requirement for a Traffic Impact Study prior to Council's review of the rezoning application, because it will be the only opportunity to discuss traffic prior to occupancy, if the rezoning occurs and the college becomes a permitted use. A representative of the buyer was made aware of the necessity of a Traffic Impact Study in October, but a draft had not been received to date. He stated Staff wanted to discourage the use of Center Point Drive for general ingress and egress.

Mr. Durham interjected that the Planning Commission should have the results of the Traffic Impact Study prior to making a recommendation to Council. When he asked if the Planning Commission could recommend denial of the application because of traffic problems, Mr. Liberman responded in the affirmative, citing Standard #7. Mr. Durham was adamant he could not make an educated determination without the data in the study. Mr. Rodney pointed out the staff report noted the lack of a Traffic Impact Study was a concern, but the Traffic Impact Study would be available in time for Council's review. Mr. Durham verified that, other than the rezoning and certificate of zoning compliance, no other approvals through the Planning Department would be required prior to the opening of operations. The Planning Commission would have no other opportunity to discuss traffic impact or to require participation in the funding of needed upgrades.

Mr. Rodney stated, since the majority of the Standards of Approval for a rezoning could be met, staff was recommending approval of the application conditioned, among other things, upon the submittal of the Traffic Impact Study prior to the public hearing at City Council in February. This course of action would give the applicant a clear path to move the process forward.

Mr. Durham stated he would vote “No” on the rezoning application, until he could review the traffic recommendations. The lack of information undermined the process. He asked for discussion of the issue.

Mr. Clark invited comments from City Engineer Jim Brinegar who reported he had a preliminary meeting the previous week with the consultant hired by the college. The consultant was familiar with the work being done for Miami Valley Hospital in analyzing the traffic in the area. The hospital’s study will include growth projections; the study for the college should also.

Questions and comments from other Planning Commission members followed. Mr. Muzechuk asked about the traffic generated by the new medical building at Miami Valley South. Mr. Brinegar stated the consultant will take that into consideration. Ms. Korenyi-Both asked the maximum occupancy of the current building. Mr. Rodney stated the maximum would be about 2,500 when using the parking standards to calculate potential numbers. Mr. Von Handorf stated his agreement with the need to table the application pending the receipt of the Traffic Impact Study. He also pointed out Planning Commission would have no second opportunity to review the effects on the roadways.

When Mr. Clark asked for guidance from the Municipal Attorney on procedure, Mr. Liberman advised him to open the public hearing and have input from the applicant. Mr. Rodney requested also to hear comments from the neighbors who were attending the meeting, in order to become aware of their concerns.

Mr. Clark opened the public hearing and invited Mr. Curry to the podium.

Mr. Robert Curry, Esq., 530 Maysfield Road, who was the attorney for the Board of Trustees of Sinclair Community College, apologized the Traffic Impact Study was not completed. He assured the Planning Commission the study was under contract with the appropriate engineering firm. He noted his client was working with a compressed time schedule and would appreciate the indulgence of the Planning Commission in moving the application forward. Mr. Curry stated he expected minimal traffic impact, due to a number of factors, which he shared. He stated that Sinclair intended to be a community partner and to cooperate fully with the City. He promised the Traffic Impact Study would be completed in time for staff and Council to review it prior to the final vote on the rezoning. He also noted his respect for the Planning Commission’s concern, although tabling the application would be mean a delay and an inconvenience for his client.

Mr. Durham stated his guess was that the Traffic Impact Study would not be a problem, but he would not be doing his job without seeing the actual report. He also voiced the coming of Sinclair would have a positive impact, not only for Far Hills Church and for Sinclair Community College, but also for the Centerville community.

MOTION: Mr. Durham made a motion to table Application P-2017-0038 to the next meeting of the Planning Commission on January 30, 2018. Ms. Korenyi-Both seconded the motion. The motion passed 7-0.

COMMUNICATIONS

Mr. Rodney shared Council recently had approved the Final Development Plan for the Gateway Lofts on Chardonnay Drive, the plat for Savannah Place and plats 7-A and 7-B at Cornerstone North—all with the conditions recommended by the Planning Commission. In the coming months, he expected applications for major site plans for the Wendy's Restaurant on South Main Street and for StoryPoint in Phase IV of Cornerstone North.

Seeing no further business, Mr. Clark adjourned the meeting about 7:35 p.m. The next meeting of the Centerville Planning Commission will be in the Council Chambers at 7:00 p.m. on Tuesday, January 30, 2018.



Paul Clark, Chair