

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, December 13, 2016

Mr. Paul Clark called the meeting to order at 7:00 p.m.

ATTENDANCE

Present: Paul Clark, Amy Korenyi-Both, Jim Durham, Robert Muzechuk, and Kevin Von Handorf. Also present were City Planner Andrew Rodney, Municipal Attorney Scott Liberman, Planner Mark Yandrick, City Engineer Jim Brinegar and Assistant Clerk of Council Julie Weaver.

Absent: Bill Etson.

EXCUSE ABSENT MEMBERS

Mr. Etson had notified Mr. Rodney that he would be absent.

MOTION: Mr. Durham made a motion to excuse the absence of Mr. Etson. Ms. Korenyi-Both seconded the motion. The motion passed with 5 ayes.

APPROVAL OF MINUTES

No additions or corrections were noted for the minutes of the Planning Commission meeting of November 29, 2016.

MOTION: Ms. Korenyi-Both made a motion to approve the minutes of the Planning Commission meeting of November 29, 2016, as distributed. Mr. Muzechuk seconded the motion. The motion passed 5-0.

OPENING STATEMENT

Mr. Clark read the Opening Statement concerning protocol for public hearings.

PUBLIC HEARINGS

Mr. Rodney noted Mr. Robert Hall, the applicant, requested that the four cases related to Cornerstone on the agenda be tabled to the Planning Commission meeting on January 31, 2017. Mr. Rodney stated fruitful meetings had occurred regularly in the past weeks to address over twenty items of concern. When Mr. Durham asked about the scope of Phase IV, Mr. Rodney clarified the area involved all the remaining acreage except about nine acres for owner-occupied housing along Brown Road. Mr. Durham asked who would own and maintain the park; Mr. Rodney stated that remained undetermined. Mr. Liberman added the Development Agreement anticipated the issue. The big box stores would not contribute to the construction and upkeep of the park, but the outlots would. Mr. Durham said the financial piece for long-term upkeep of the park should be worked out before the Major Site Plan was brought to Planning Commission.

Application P-2016-0030: Rezoning - Cornerstone Phase IV

MOTION: Mr. Durham made a motion to remove from the table Application P-2016-0030, the rezoning for Phase IV submitted by Robert Hall for Cornerstone Developers. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

MOTION: Mr. Durham made a motion to table Application P-2016-0030 to the January meeting of the Planning Commission. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

Application P-2016-0052: Final Development Plan for Cornertone Phase IV

Mr. Rodney stated the development plan previously under consideration had been withdrawn and a new final development plan had been submitted. He stated Mr. Hall was in agreement that the new Final Development Plan should be tabled to the next meeting.

Mr. Clark opened the public hearing.

MOTION: Mr. Durham made a motion to table Application P-2016-0052, a new Final Development Plan for Cornerstone Phase IV, to the meeting of Planning Commission on January 31, 2016. Ms. Korneyi-Both seconded the motion. The motion passed 5-0.

OLD BUSINESS

Application P-2016-0031: Record Plan for Section 7 of Cornerstone

Mr. Rodney stated Mr. Hall requested the plat application tabled on October 25, 2016, be tabled again to the meeting on January 31, 2017.

MOTION: Mr. Durham made a motion to remove Application P-2016-0031 from the table. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

MOTION: Mr. Durham made a motion to table Application P-2016-0031 to the Planning Commission meeting on January 31, 2017. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

NEW BUSINESS

Application P-2016-0053: New Application for the Major Site Plan for the Park at Cornerstone

Mr. Rodney stated Mr. Hall requested this revised and resubmitted application be tabled along with the other three for Cornerstone Phase IV.

MOTION: Mr. Durham made a motion to table Application P-2016-0053 to the Planning Commission meeting on January 31, 2017. Ms. Korneyi-Both seconded the motion. The motion passed 5-0.

Application P-2016-0051: Major Site Plan for an Accessory Building, 1699 Thomas Paine Pkwy.

Mr. Yandrick gave the staff report related to the construction of an accessory storage structure of 1568 square feet at Spiegler Performance Parts, 1699 Thomas Paine Parkway, in an I-1 zoning district. Mr. Matthias Schaub, the owner, submitted the application. Mr. Yandrick used an aerial map, street view, plot plan and photos to describe the application. Placed parallel to the rear lot line in the southeast corner, the new building would be used for indoor storage of vehicles, trailers and equipment in an unconditioned space. The location allowed for the 10' buffer yard and made the best use of existing trees in the buffer. Mr. Yandrick described the building with its brick base matched to the principal building and with a shingled roof. Since the Staff analysis showed the building generally met the standards for approval, the Planning Department recommended approval of the application subject to the following two conditions:

1. Applicant shall provide a landscape plan for the landscape bufferyard to be approved by the City Planner.
2. If additional storm water runoff from the proposed development is determined by City Staff to cause drainage problems to neighboring properties, the property owner will be required to mitigate problem to satisfaction of City Staff.

Mr. Yandrick noted the applicant had a scheduling conflict and was not in attendance at the meeting.

MOTION: Ms. Korenyi-Both made a motion to approve Application P-2016-0051, the Major Site Plan for 1699 Thomas Paine Parkway, subject to the two conditions requested by staff, as shown above. Mr. Muzechuk seconded the motion. The motion passed 5-0.

COMMUNICATIONS

Mr. Rodney briefed Planning Commission on ongoing projects and a number of potential items for the agenda in the first quarter of 2017. Included were the Cornerstone Phase IV items, a possible rezoning for the Park District, a Woodland Greens plat consolidating parcels, and a Final Development Plan for the Randall Residence. He discussed progress for Mike's Carwash, Woodbourne Library, and a possible lot split for Cheddar's. Council will be considering the Allure at its next meeting and setting a February public hearing for the Lofts rezoning and Preliminary Development Plan.

Mr. Rodney responded to questions from the Planning Commissioners. Mr. Durham asked about the parcels at the corner of Yankee Street and Social Row Road. Ms. Korenyi-Both inquired about the opening of the Kroger store. Members brought up the need for safe crosswalks in the Cornerstone development and signage reminding drivers pedestrians have the right of way. Stop signs were also mentioned.

The next meeting of the Centerville Planning Commission will be at 7:00 p.m. on January 31, 2017 in the Council Chambers. Mr. Clark wished everyone "Happy Holidays" before adjourning the meeting at about 7:35 p.m.


Paul Clark, Chair