

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, February 28, 2012

Mr. Clark called the meeting to order at 7:30 p.m.

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jim Briggs, Mr. Jim Brunner, Mr. Jim Durham, Mr. Jeff Gammell, Mrs. JoAnne Rau, and Mr. Bill Etson. Also present: Mr. Steve Feverston, City Planner; Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Clerk.

APPROVAL OF MINUTES

There were no additions or corrections for the minutes of the regular Meeting on January 31, 2012. Mr. Durham moved for approval of the minutes of the Planning Commission Meeting of January 31, 2012, as distributed. Mr. Brunner seconded the motion. The motion passed with seven ayes.

There were no additions or corrections for the minutes of the work session of Planning Commission on January 31, 2012. Mr. Brunner moved for approval of the minutes of the work session, as distributed. Mrs. Rau seconded the motion. The motion passed with seven ayes.

PUBLIC HEARING: VARIANCES FOR SIGNS AT ROSS FIAT 91 LOOP ROAD

Application P-2012-0152 for Two Variances related to Signs on the West Façade

Mr. Feverston gave the staff report concerning the request by Wende Morgan-Elliott of Design House Resources for approval of variances for the size of a sign and for the number of signs on the Fiat building belonging to Bob Ross Motors at 91 Loop Road where recent upgrades to the façade have taken place. The applicant is requesting an area of 8.8 sq. feet for a sign over the service doors and permission for reuse of a "Certified Pre-owned Sign" as a fourth sign on the building frontage. Mr. Feverston located the site on a map and showed an aerial view. He showed the view corridors for the signs from Loop Road. The view corridors are limited, but in staff opinion, although there are some components that would warrant a variance the standards apply. He reviewed the checklist for each sign variance requested. He noted that an additional variance should have been sought since UDO Section 9.51 forbids signs on multiple frontages. Mr. Feverston stated that there were other options for directional signs other than wall signs. For these reasons, the Planning Department recommended denial of both variances.

Mr. Eric Sauer 630 Kentshire Drive of CYP Studios who was representing the applicant and the owner passed a photo of the service sign on the recently renovated Mercedes building at 1 Loop Road and stated that people are having trouble finding their way to the service area because the sign is so small as to be pointless. The two buildings are similar in size and setback. He had a handout on standard calculations with recommendations for

the size of lettering for the size of the wall. At 189 feet from the right of way, letters that are 18-19" were recommended. The variance requests 17" for the letters on the service sign. He felt it was a safety issue to help drivers identify where to go. The Mercedes dealership is already having problems, and he would like to avoid problems at Fiat.

With regard to the reuse of the Certified Pre-owned Sign, Mr. Sauer pointed out the difficulty in balancing the strict expectations of the corporate image and the zoning restrictions. The sign would be over a separate entrance, making it helpful as a directional guide. Additionally, the view of the sign is buffered from the street by a parapet wall.

Mr. Durham stated that although the Planning Commission might have sympathy concerning the size of the Service sign in Variance 1, the task of the members is to apply the regulations of the Unified Development Ordinance. Only Council could give instructions related to the UDO and guide any update to the standards. Mr. Durham noted that other dealerships comply with the rules.

MOTION: Mr. Durham moved to approve Variance Number 1 for the size of the Service sign. Mr. Briggs seconded the motion. The motion failed 1-6 with Mr. Briggs voting for the variance.

MOTION: Mr. Durham moved for approval of Variance Number 2 for the use of the Certified Pre-owned sign as requested in Application P-2012-0152. Mr. Briggs seconded the motion. The motion was denied by a vote of 1-6 with Mr. Briggs voting for the variance.

Mr. Liberman explained that Mr. Sauer or Ms. Morgan-Elliott could file an appeal of the decisions of the Planning Commission with the Clerk of Council within 15 days if the parties wished for a decision from Centerville City Council.

COMMUNICATIONS

Mr. Feverston briefed the Planning Commission on progress with items such as Cornerstone, Dewey's Pizza, a second story for the OB unit at Miami Valley Hospital South, the site plan for Sheehan Road at Social Row Road and the East Franklin Street corridor. He mentioned that the Planning Department had recently received plans for a single family residence on Bigger Lane.

The next meeting of the Centerville Planning Commission is scheduled for March 13, 2012. Mr. Durham and Mr. Brunner will not need hand-delivered packets for that session.

There being no further business, the meeting was adjourned.



Paul Clark, Planning Commission Chair