

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, June 26, 2012

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

ATTENDANCE

Present: Chairman Paul Clark, Mr. Jeff Gammell, Mr. Jim Durham and Mrs. JoAnne Rau. Also present: Mr. Steve Feverston, City Planner; Mr. John Sliemers, Assistant City Engineer, Mr. Scott Liberman, Municipal Attorney; and Mrs. Julie Weaver, Clerk.

Absent: Mr. James Briggs, Mr. James Brunner and Mr. Bill Etson.

MOTION: Mr. Gammell made a motion to excuse Mr. Briggs, Mr. Brunner and Mr. Etson. Each had notified the Planning Department of his absence. Mrs. Rau seconded the motion. The motion passed with four ayes.

APPROVAL OF MINUTES

There were no additions or corrections noted for the minutes of the Planning Commission work session or the Planning Commission meeting of May 8, 2012.

MOTION: Mr. Gammell moved for approval of the minutes of both work session and the regular meeting of the Planning Commission of May 8, 2012, as distributed. Mrs. Rau seconded the motion. The motion passed with vote of 3-0-1. Mr. Durham abstained because he was absent on May 8, 2012.

COMMUNICATIONS

Mr. Clark announced that the Planning Department had received an email from Mr. Walt Minch withdrawing the application for approval of a preliminary development plan for the Trace in the area of Sheehan Road, Social Row Road, and Paragon Road. The rezoning request remained in place.

PUBLIC HEARING

Application P-2012-0170 – Sign Variance, All about Kids, 1300 W. Social Row Road

Mr. Feverston explained the request by Mr. Greg Davis for a sign variance for All About Kids Daycare at 1300 W. Social Row Road. In the application Mr. Davis asked for permission to put crayon-shaped, colored columns under the front overhang about three feet from the building. Mr. Feverston showed a map, a site plan and photos of the elevations to explain the request. The City's Unified Development Ordinance defines the crayons as signs and says that signs may not be more than 12 inches from the face of the building. With the site plan, the Planning Commission had approved square columns with brick bases for the building and had required support for the front overhang.

Mr. Sliemers arrived at this time.

Mr. Feverston showed pictures of another daycare with crayon posts. He noted that smaller similar crayon columns had already been installed under the rear porch of the building and that the installation would require two variances for which no application had been submitted. Signs are not permitted to face a residential neighborhood or to be on multiple faces of a building.

Mr. Feverston read the definition of a sign from the UDO and stated that, in his opinion, the crayons were signs, regardless of whether they had lettering or not. In calculating the area of the requested "signs" on the front of the building, the area was more than 500 square feet with 150 square feet the maximum allowed.

In addition to sign area, Mr. Feverston noted that upon review for the variance and the total sign package, staff realized that three other variances were missing from the application. The crayons under the rear porch are signs facing a residential neighborhood; signs are not allowed on multiple faces of a building; the package includes a main ground sign and a wall sign, with only one or the other permitted.

Mr. Durham asked about taking the lettering off the crayons or taking the logo off the gable. Mr. Feverston stated the opinion that the crayons without the lettering were still signs. Removing the logo from the gable did not take away enough sign area to make the front entrance conforming to the UDO.

Mr. Feverston reviewed the variance checklist. As seen in the staff recommendation, only one of the seven criteria on the checklist favored granting the variance. The Planning Department recommended denial of the variance.

When Mr. Clark opened the public hearing, Mr. James Kaiser of 7015 Yankee Road, Liberty Township, Ohio 45044 and the owner of the All About Kids franchise came forward to address the Commission. He noted that ten other sites in numerous communities have crayons as columns. He said the crayons are already manufactured, but that he would paint them to match the façade. He stated that using the colors to match the playground equipment and the logo would be much more attractive.

Mrs. Rau clarified that removing the words would not change the fact that the crayons were signs and asked about franchise branding. Mr. Feverston said that sometimes a whole building becomes a sign because architecture is so distinctive to the brand. In Centerville we have required architecture compatible with the area. When Mr. Gammell asked if the crayon-shaped columns would be acceptable, Mr. Durham pointed out that the posts originally approved were square columns with brick bases. Checking the original conditions of the approval of the site plan, Planning Commission gave final approval of the columns to the City Planner. Mr. Feverston stated he would find crayons painted the light tone of the trim acceptable because painted crayons would blend better

with the architecture of the building. Mr. Kaiser protested that plain painted columns would be against common sense.

Sallie Hoppe, a Yankee Trace resident, thanked the staff for the recommendation to deny the variance. She pointed out the quality of Yankee Trace and Waterbury Woods and stated that colossal colored crayons would not be compatible with the high standards of the neighborhood. She urged the Planning Commission to deny the variance. She said that putting the crayon columns under the rear porch before they were approved showed a lack of respect.

Mr. Kaiser responded that the rear columns were in place, but the building is still under construction. He stated that the crayons were a significant part of the branding of the building.

Jack Kindler, a Yankee Trace resident, asked for support of the staff recommendation to deny the variance. He stated that subtle signage is effective throughout the City of Centerville.

Mr. Durham reiterated that economic gain is not a sufficient reason for a variance, so branding was not an overriding argument.

MOTION: Mr. Durham made a motion to approve the variance and allow a sign more than twelve inches from the front wall of the building. Mrs. Rau seconded the motion. The motion was denied unanimously with a 0-4 vote.

Mr. Liberman explained to Mr. Kaiser that the decision could be appealed to Council by turning in an application to the Clerk of Council at the Municipal Building within fifteen days.

NEW BUSINESS

Application P-2012-0168, Graceworks Lutheran Services, 6451 Far Hills Avenue

Mr. Feverston explained that the Planning Department recently approved a 30-day temporary sign referencing the redevelopment and reconstruction work at Graceworks Bethany Village. Graceworks asked staff if the display of the temporary sign could be extended through December 31, 2012. Staff felt the request was reasonable for the scope and type of work being done and recommended approval of Application P-2012-0168.

Mr. Durham felt that the sign was merely an advertisement for the redevelopment and should be limited in order to minimize the clutter of unnecessary signs.

Upon question from Mrs. Rau, Mr. Feverston responded that there were no warnings or directions for residents included in the sign. Mr. Gammell stated that he had no serious objections to extension.

Mr. Liberman clarified that it was within the power of the Planning Commission to extend the time limit for a temporary sign.

MOTION: Mrs. Rau moved to allow the time extension for the temporary sign at Graceworks as requested. Mr. Gammell seconded the motion. Approval was denied with a 2-2 vote, with Mr. Clark and Mr. Durham voting no.

Mr. Liberman noted that the applicant could appeal the decision to Council.

Application P-2012-0169 – Major Site Plan, Fairhaven Church, 613 East Whipp Road

Mr. Feverston gave the staff report on the application by Ruetschle Architects for a major site plan for a two-story nursery and additional parking at Fairhaven Church. He located the property on a map, placed the property on an aerial view, and showed property lines. The request included the expansion of the nursery and preschool on the west side of the complex with additions to the parking lot to the north near the Stone Lake neighborhood and to the south near East Whipp Road. Much of the stormwater detention is underground; runoff would also flow toward the Stone Lake pond and a pond on the southwest corner of the property. Mr. Feverston showed artist renderings of the site plan. The architects propose to match the materials of the current church.

Presenting extra details about drainage concerns, Mr. Feverston stated that the church and grounds are required to meet our minimum standards for storm water drainage and detention. The church building and parking lot have been significantly expanded over the years. At this time there is no comprehensive evaluation of the stormwater drainage system to verify compliance. Additionally, stormwater flowed over Marshall Road during one large storm in the recent past. The Engineering Department has requested a re-evaluation of the current detention facilities along with the calculations for the area to be improved.

Mr. Feverston showed the changes to the green space and landscaping and noted that the earthen mounds should average three feet in height. He pointed out needed adjustments for the boulevard at the East Whipp Road entrance and for the landscaped islands in the parking area. Lighting in the parking lots will match the style of the current illumination.

The Planning Department recommended approval of this request subject to the following conditions:

1. The proposed earth mound along Whipp Road shall be increased in height to provide an average height of 3 feet subject to approval by the City Planner.
2. Raised curbs shall be constructed for the new parking lots subject to approval by the City Engineer.
3. The existing channelizing island situated at the Whipp Road boulevard entrance shall be extended to the north approximately 40 feet and the channelizing island at

the east end of the first parking bay shall be re-designed and shifted to the west subject to approval by the City Engineering Department.

4. A sidewalk shall be constructed to connect the new handicap parking spaces to the sidewalk located on the west side of the main driveway subject to approval by the City Planner.
5. House shields shall be installed on all new parking lot light fixtures subject to approval by the City Planner.
6. The parking lot light fixture and pole shall be relocated to a landscape island subject to approval by the City Planner.
7. Dumpster enclosures shall be installed for the recycling dumpsters subject to approval by the City Planner.
8. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Unified Development Ordinance (UDO) subject to approval by the City Planner in accordance with Article 9.25 C of the UDO.
9. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating detention, retention and erosion control during construction in accordance with Article 9.35, Stormwater and Drainage Standards of the Unified Development Ordinance (UDO).
10. The stormwater management system for the entire Fairhaven Church property shall be re-evaluated by the applicant's engineer to certify that the stormwater facilities were constructed per plans in accordance with Article 9.35K3a of the UDO subject to approval by the City Engineering Department.
11. The contractor shall notify the Centerville Public Works Department prior to any earth disturbing activity for inspection of erosion control measures, and obtain a right-of-way permit for any work performed in any public right-of-way or easement.
12. All mechanical equipment shall be screened subject to approval by the City Planner.

When Mr. Clark asked Mr. Sliemers if the Engineering Department was satisfied with conditions nine and ten, he responded in the affirmative.

With the opening of the public hearing, Mr. David Smith of 1955 Tate Circle Road, Kettering, with Fairhaven Church, thanked Mr. Feverston for his input.

Mr. Mike Ruetschle, Ruetschle Architects, clarified that the two-story addition was actually a main floor at grade with a walkout basement. He reiterated the intention to match the materials used in the existing areas as much as possible. He described the addition as quietly functional. He stated that he did not have issues with the conditions given by the Planning Department.

After Mrs. Rau asked about the buffer that would remain between Stone Lake and the church parking lot, Mr. Feverston responded that more than the minimum of twenty feet would remain.

MOTION: Mr. Durham moved for approval of the major site plan for additions to the church and the parking lot at Fairhaven Church, subject to the conditions of the City Planner. Mr. Gammell seconded the motion. The motion passed unanimously with four ayes.

It was announced that the next Planning Commission Meeting would be July 31, 2012.

There being no further business, Mr. Clark adjourned the Planning Commission Meeting.



Paul Clark, Planning Commission Chair