

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, February 23, 2010

Mr. Clark called the meeting to order at 7:30 P.M.

Attendance: Mr. Paul Clark, Mr. Jim Briggs, Mr. John Palcher, Mr. Jeff Gammell and Mr. Jim Brunner. Absent: Mr. Mark Leonard and Mr. Jim Durham. Also present: Mr. Steve Feverston, City Planner, Mr. Ryan Lee, Planner, and Mr. Scott Liberman, City Attorney.

Excuse Absent Members:

MOTION: Mr. Briggs moved to excuse Mr. Leonard and Mr. Durham from the meeting as both gave prior notice to staff of their absence. Mr. Brunner seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of November 24, 2009, as written. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of January 26, 2010, as written. Mr. Gammell seconded the motion. The motion was approved 4-0-1 with Mr. Brunner abstaining.

PUBLIC HEARINGS

Mr. Feverston reviewed Application #244 submitted by LB&A Sign Management requesting a Variance of sign height for a ground mounted identification sign for LA Fitness located at 45 West Alex-Bell Road. The standards in the Unified Development Ordinance (UDO) state ground signs shall be a maximum height of 6 feet at the minimum sign setback line, public right-of-way, and for every additional 5 feet of setback, 1 foot may be added to the sign height not to exceed a total sign height of 16 feet. The applicant has proposed the location of the sign to be setback an additional 10 feet, therefore allowing a maximum permitted height of 8 feet. The Variance request is to allow a sign height of 15 feet. The proposed sign is to be located at the southwestern portion of the site adjacent to the main entrance drive. There exist practical difficulties associated with the site including lot configuration as a result of Interstate 675 and the site being significantly lower than the grade of Alex-Bell Road that does limit sign placement and visibility.

Staff recommended approval of the Variance request subject to the following conditions:

1. This variance shall be applicable only to the southwest corner of this property as depicted in the application.

2. Prior to issuance of a Zoning Certificate for this sign, the existing temporary sign situated at the intersection of State Route 48 and West Alex-Bell Road shall be removed.
3. Payment of any pending application fees must be made prior to the issuance of a zoning certificate for this new ground sign.

Mr. Feverston explained Condition #3 is a result of existing unpaid fees during the construction process.

Mr. Clark asked if consideration of the application included the sign presented in the color rendering.

Mr. Feverston stated the only issue to be considered is that of sign height.

Mr. Clark opened the public hearing.

The applicant, Lisa A. Schweitzer of LB&A Sign Management, was present to answer any questions of the members.

There being no speakers, Mr. Clark closed the public hearing.

MOTION: Mr. Gammell moved to approve Application #244 submitted by LB&A Sign Management for a Variance to allow a sign height of 15 feet for a ground mounted identification sign positioned with an additional 10 feet of setback for LA Fitness located at 45 West Alex-Bell Road. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

#### COMMUNICATIONS

Mr. Feverston advised the members that the Planning Department met with owners of a local funeral home inquiring about the possibility of locating a funeral home at the former Sears building located on Clio Road in the Centerville Business Park. As discussion progressed, it was the conclusion of the City Staff that this use would be a good transitional use for this area. Staff also suggested the property and those properties fronting on Clio Road in Centerville Business Park be rezoned to Office Planned Development (O-PD) and to amend the Unified Development Ordinance (UDO) allowing a funeral home as a conditional use in the O-PD and I-PD zoning districts. It would be anticipated that the initial rezoning would be the Sears building and the adjoining fire station and the remaining parcels would be rezoned at a later date. The members concurred with the conclusion of Staff.

There being no further business, the meeting was adjourned.

