

CENTERVILLE PLANNING COMMISSION

Work Session

Tuesday, October 26, 2010

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Durham and Mr. Jim Brunner. Absent: Mr. John Palcher; Mr. Jim Briggs and Mr. Jeff Gammell.

Mr. Clark introduced and welcomed Ms. Jenelle Ross, owner of Ross Mercedes Benz, Ms. Wende Morgan-Elliott and Mr. Eric Sauer.

Ms. Morgan-Elliott presented to the Commission a concept to renovate the Bob Ross Mercedes Benz Dealership located at 1 Loop Road. She stated the proposal will include a minor expansion of the sales area and a re-face of all four sides of the building. The plans also include the creation of a vehicle display area at the southwest corner of the property adjacent to the State Route 48 and I-675 off-ramp intersection. She stated the plans are designed to incorporate the streetscape improvements that the City has completed at the I-675 bridge and off-ramp areas. She stated that Mr. Sauer developed those plans for the City and is a part of their team. She stated that Ms. Ross is proposing to install a "Welcome to Centerville Sign" as a part of their sign package for the vehicle display area.

Mr. Feverston stated that staff has discussed this concept with Ms. Ross off and on over the last few years. He stated that this is an opportunity for the owner to improve the appearance of the south west corner of the property treating it as more of a front yard than a back corner. He stated that the proposal will include signage and variances would be necessary to help identify the property to northbound traffic and to motorists using the I-675 off-ramp. He stated that many elements of this proposal incorporate the place-making ideas and strategies within the Community Appearance chapter of the Create the Vision Comprehensive Plan. He further stated that most of the landscaping is proposed for the limited access right-of-way for I-675 and SR48 requiring approval from the state. The City would be willing to assist Ms. Ross in preparation of any application to ODOT for permitting and/or funding

The Commission concurred with the Ms. Morgan-Elliott the vehicle display concept is a good idea for the reasons stated at the work session. The Commission agreed that practical difficulties do exist to appropriately sign the property. The property has three frontages to major streets; Far Hills Avenue, Loop Road and I-675 and abutting two highly traveled intersections along these roadways. The creation of the vehicle display area and the signage proposed for the stone wall does address the practical difficulties on this property. Further, the Commission agreed that this proposal does implement several place-making objectives in the Create the Vision Comprehensive Plan.

There being no further business, the meeting was adjourned.

