

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, March 31, 2009

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

Attendance: Mr. Paul Clark, Chair; Mr. Jim Briggs; Mr. Jim Brunner; Mr. Mark Leonard; Mr. John Palcher. Absent: Mr. Jeff Gammell and Mr. Jim Durham. Also present: Mr. Ryan Lee, Planner.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Durham and Mr. Gammell from the meeting as they both gave prior notice to staff. 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 February 17, 2009, as written. Mr. Brunner seconded the motion. The motion was approved unanimously 3-0-2 with Mr. Palcher and Mr. Leonard abstaining.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of March 10, 2009, as written. Mr. Clark seconded the motion. The motion was approved 3-0-2 with Mr. Leonard and Mr. Brunner abstaining.

Mr. Clark stated that since the last Work Session when the members discussed the proposed Public Works Building, he observed the existing chain link fence located on the Washington Township Yard 2 property directly south of the new building site. He felt the fence proposed is coated chain link fencing material which is similar to that existing on the adjacent property and should, therefore, be acceptable in that area along Clio Road. The other members agreed and asked that their comments be forwarded to Council.

#### PUBLIC HEARINGS

##### Becky Taylor Agency/State Farm Insurance - Sign Variance

Mr. Lee reviewed the Variance application submitted by Michael Riley, Insignia Signs, for the Becky Taylor Agency/State Farm Insurance located at 6374 Far Hills Avenue. The zoning on the property is B-2, General Business. The request is seeking approval of a roof-mounted sign which is a prohibited application in the Unified Development Ordinance standards. The building architecture provides one and two-story components within the overall structure in which the Insurance Agency occupies a one-story unit. Adjoining two-story tenant spaces do have the ability to display wall signage on their second-story wall which provides visibility from Far Hills Avenue. Mr. Lee stated the applicant referred to existing roof mounted signs within the center, however, those signs are legally-nonconforming signs installed prior to the 1986 Zoning Ordinance. The proposed sign is to be installed between the 2 dormers directly above the space.

The following points were contained in the staff analysis:

- The tenant space occupied by State Farm Insurance is located at a lower grade than Far Hills Avenue in the single-story, southern portion of the building. The applicant is proposing a roof mounted sign to increase visibility from Far Hills Avenue due to the height difference from the single-story wall face and the Far Hills Avenue right-of-way.
- The subject property has approximately 535 linear feet of frontage along Far Hills Avenue. The applicant's tenant space has 22 linear feet of front permitting a sign size of 33 square feet. The applicant is requesting a roof mounted sign utilizing a sign face area of 30 square feet.
- The proposed Variance is reasonable to properly identify the applicant's tenant space from off-premise onto Far Hills Avenue. It is the opinion of staff that the sign would need modification to ensure architectural compatibility with the existing roof structure. The applicant would effectively reduce the impact of the Variance request by better integrating the signage with the building architecture.

Mr. Lee stated the request does satisfy the guidelines to warrant a variance.

Staff recommended approval of the variance subject to the following condition:

1. The final design of the sign shall be subject to approval by the City Planning Department to ensure that the architectural compatibility of the proposed sign is integrated with the existing layout of the roof.

Mr. Briggs asked what would be required to make the sign architecturally compatible with the roof structure.

Mr. Lee stated it could be a combination of things including framing the sign or install it affixed on the dormers.

Mr. Briggs stated if it were placed on the dormers, the sign would look completely different than what has been seen by the members.

Mr. Clark asked if the sign would be internally illuminated and if staff would review and approve the colors of the sign prior to any installation.

Mr. Lee stated the sign would not be internally illuminated and staff would approve the colors to be used on the sign prior to issuing the zoning permit.

Mr. Clark asked if the intent was to place the sign a few feet above the entrance door.

Mr. Lee stated the sign would be installed 2 to 3 feet above the entrance door with mounting hardware used for the slope of the roof to avoid stormwater runoff from collecting behind the sign.

Mr. Briggs asked what was the dimension from the sidewalk to the bottom of the sign.

Mr. Lee stated he assumed it would be between 14 and 15 feet from the sidewalk and would not be much higher than the elevation of the roadway.

Mr. Brunner asked how the sign height compared to the sign for the tenant space directly to the north.

Mr. Lee stated the sign directly to the space north was mounted just above the gutter. The proposed sign would be slightly higher than that sign.

Ms. Becky Taylor was in attendance to address any questions concerning the application.

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

The members agreed that in order to avoid a fluctuation in visual appearance, the sign height should be positioned to create a symmetrical pattern to make it visually uniform.

MOTION: Mr. Briggs moved to approve the Sign Variance submitted for the Becky Taylor Agency/State Farm Insurance, 6374 Far Hills Avenue, subject to the following condition:

1. The final design of the sign shall be subject to approval by the City Planning Department to ensure that the architectural compatibility of the proposed sign is integrated with the existing layout of the roof. The final installation of the sign shall be positioned to create a visually uniform and symmetrical appearance with existing architectural elements on the roof.

Mr. Palcher seconded the motion. The motion was approved unanimously 5-0.

#### COMMUNICATIONS

Mr. Lee stated a Conditional Use application is anticipated to be submitted for review by the Planning Commission at the next Regular Meeting for Camp Bow Wow, a doggie daycare, proposed to be located on Thomas Paine Parkway.

Mr. Clark reminded the members of the Volunteer Salute scheduled to be held on May 24, 2009.

There being no further business, the meeting was adjourned.

*Paul Clark*