

CENTERVILLE PLANNING COMMISSION  
Regular Meeting  
Tuesday, July 31, 2007

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

Attendance: Mr. Paul Clark, Chairman; Mr. Jim Briggs; Mr. Jim Durham; Mr. Jeff Gammell; Mr. Mark Leonard. Absent: Mrs. Carolyn Meininger; Mr. Jim Brunner. Also present: Mr. Steve Feverston, City Planner; Mr. Scott Liberman, City Attorney.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Brunner and Mrs. Meininger from the meeting as each gave prior notice to staff. Mr. Gammell seconded the motion. The motion was approved unanimously 5-0.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the following Planning Commission minutes as written:

May 29, 2007 - Regular Meeting

May 29, 2007 - Work Session

June 12, 2007 - Work Session

June 26, 2007 - Regular Meeting

July 10, 2007 - Work Session

Mr. Leonard seconded the motion. The motion was approved 4-0-1 with Mr. Gammell abstaining on the May 29, 2007, Regular Meeting minutes; 3-0-2 with Mr. Gammell and Mr. Leonard abstaining on the May 29, 2007, Work Session minutes; unanimously 5-0 on the June 12, 2007, Work Session minutes; 4-0-1 with Mr. Leonard abstaining on the June 26, 2007, Regular Meeting minutes; and unanimously 5-0 on the July 10, 2007, Work Session minutes.

## PUBLIC HEARINGS

### Miami Valley Hospital South Campus- Sign Variance

Mr. Feverston reviewed the Sign Variance application submitted for Miami Valley Hospital South Campus located at 2400 Miami Valley Drive. The zoning on the approximate 125 acre property is Business Planned Development, B-PD. The two (2) variances being requested are for the number of ground signs and the maximum sign face area.

The number of ground signs permitted on a premises is one (1) and the applicant is requesting three (3) ground signs for the campus. The maximum sign face area permitted is 32 square feet per sign face. The request is to have 82 square feet of sign face area for the sign to be located on Wilmington Pike at the main entrance to Miami Valley Drive and 67 square feet for the sign to be located on Clyo Road to access the emergency room area.

Mr. Feverston stated a sign permit was issued for a sign located on the westernmost access along Clyo Road as it met the standards in the Zoning Ordinance. The sign along Wilmington Pike will be installed on a brick wall. The second sign on Clyo Road will be installed on a brick wall as well. There is signage internal to the campus located on private drives that will assist persons coming to the facility. That signage is considered directional signs and are permitted by the

standards provided in the Zoning Ordinance. Additionally, there will be signs installed on the 5-story tower and emergency room that meets the standards.

Mr. Feverston reviewed the following points staff considered in the analysis of the request:

1. The subject property, known as the Miami Valley Hospital South Campus, is approximately 125 acres in size. The minimum lot size required for this zoning district is ten (10) acres.
2. A Major Use Master Plan was approved by City Council for the entire Miami Valley Hospital acreage in July, 2006.
3. The approved Master Plan shows three (3) private streets entering into the property that are the primary access points into the campus.
4. The subject property has approximately 1,600 linear feet of frontage along Wilmington Pike, 2, 100 linear feet along Clyo Road, 3,100 linear feet along Interstate 675, 250 linear feet of frontage along Premier Drive (formerly Miami Valley Drive) and 60 linear feet of frontage along South Metro Drive. The sum of these roadway frontages is in excess of 7,100 linear feet or 1.35 miles. The minimum lot frontage required for this zoning district is 500 feet.
5. The proposed variances are reasonable and provide the minimum signage necessary to properly identify the entrances into this campus.

Staff recommended approval of the request to permit three (3) ground signs and to permit the additional sign face area based on the analysis as well as the fact it meet the criteria to warrant a variance.

Mr. Durham asked if the ordinance currently being written would permit these signs as requested.

Mr. Feverston stated the proposed signs would meet the standards contained in the new ordinance.

Mr. Clark opened the public hearing.

Ms. Joann Ringer, representing Miami Valley Hospital, and Mr. Marty Nienabor, ASI Modulex, were present for the review of the Variance application.

Mr. Nienabor stated the requested signage is felt to be necessary due to the size of the campus to separate the Miami Valley Hospital facilities from the future development to occur on the overall site.



Ms. Ringer stated it is important to have people easily find and get into the correct entrances as they drive into the campus. Further, she stated the signage at the entrance on Clyo Road was a request by the Emergency Medical Service (EMS) departments. The primary entrance to the site will be from Wilmington Pike.

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

After a brief discussion, the members determined the request was warranted.

MOTION: Mr. Briggs moved to approve the Variance application submitted for Miami Valley Hospital South Campus, 2400 Miami Valley Drive, requesting a total of three (3) ground signs and the additional sign face area of 82 square feet and 67 square feet for the two (2) additional ground signs. Mr. Durham seconded the motion. The motion was approved unanimously 5-0.

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Prohibit Signs That Incorporate An Electronic Message Center In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code

Mr. Feverston reviewed the proposed ordinance amendment to prohibit signs that incorporate an electronic message center in their construction. He stated that City Council had placed a moratorium on these types of signs until an ordinance could be developed to control specific standards.

He stated the Purpose section was amended to include the comments of showing respect for a citizen's need for self-expression and to promote the use of sign regulations which are aesthetically pleasing, appropriate scale, and integrated with surrounding buildings and landscape in order to meet the City's expressed desire for quality development. The Definition section was amended to include a definition for Changeable Copy Signs where currently none exists in the current ordinance. A definition was also established for an Electronic Message Center sign. Further, a definition was established for a Vehicle-Mounted sign which excludes buses or any type of public transportation vehicle including taxi cabs. The section for Prohibited Signs and Sign Characteristics was amended to better define a visibly moving, revolving, rotating sign or a sign that conveys any visible sensation or appearance of motion will be prohibited.

Mr. Feverston stated more importantly, any sign or part of a sign with an Electronic Message Center will be prohibited. This was included in the proposed ordinance as the Planning Commission felt it best to prohibit these signs rather than try to regulate them for the type of community Centerville is. A very important factor, other than aesthetics, was the safety issue discussed in various reports and studies provided the members concerning drivers' lack of attention in crash statistics. The City Attorney has rendered a decision that these types of signs can be prohibited in their entirety.

The final modifications to the proposed ordinance permits the signage in multi-family residential developments to be externally illuminated only and signs within the Architectural Preservation District (APD) will be prohibited to have changeable copy features.

Mr. Durham stated the primary concern of the Planning Commission was that of traffic safety and distracting drivers in the public right-of-way. He asked if a specific statement should be contained in the Purpose section concerning the safety issue as it relates to the distraction of drivers.

Mr. Liberman stated if that was a primary reason to prohibit the signs, it would be appropriate to add a statement as described by Mr. Durham.

After a brief postponement in the meeting, Mr. Liberman suggested the following be added to the Purpose section of the Ordinance:

5. Protect the public from a traffic safety concern by addressing driver fatigue, impairment, judgment, error, risk taking, and traffic violations that could occur from the distraction of electronic and changeable copy signs.

The members agreed the addition of the statement suggested by Mr. Liberman should be incorporated into the Purpose section of the proposed ordinance.

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

MOTION: Mr. Durham moved to recommended approval of the Amendment to the Zoning Ordinance concerning Signage to Council with the addition of statement #5 to the Purpose section of the ordinance. Mr. Briggs seconded the motion. The motion was approved unanimously 5-0.

#### UNFINISHED BUSINESS

##### Heartland Federal Credit Union

Mr. Gammell left the meeting at this time due to a potential conflict of interest.

Mr. Feverston informed the members that the applicant for Heartland Federal Credit Union requested their application be left on the table in order to consider other options for the construction of their facility on the proposed site.

The members briefly discussed the project based on the revised architecture submitted to the Planning Commission prior to the decision to request the application remain on the table. Based on the Planning Commission's comments and suggestions during the last meeting they felt the revisions made addressed their major points of concern, but wanted staff to advise the applicant of the additional issues:

- express the base.

- keep the coursing and banding consistent on the residential look and then provide that with the transition over to the plum material. Be more consistent between the banding around the outside of the flat roof section over the windows on the plum more modern section and the top of the wall with the gutter system under the mansard roof.

#### Centerville Mall - Phasing Schedule of Facade Improvements

Mr. Gammell returned to the meeting at this time.

Mr. Feverston stated that correspondence had been received from the architect for Centerville Mall requesting the phasing schedule be left on the table until the next regular meeting.

The members were informed a motion to extend the submission of the phasing schedule was necessary as the motion to approve the Planning Commission Special Approval application was conditioned on a phasing schedule to be submitted to the Planning Commission at the July 31, 2007, meeting for their consideration.

The members discussed the lack of the phasing schedule submission and expressed their thoughts that the conditions was placed on the approval to avoid a project that could be left incomplete. Based on that concern, it was decided no extension would be made for the submission of the phasing schedule and a stop work order should be placed on the project as it was now a zoning violation.

#### COMMUNICATIONS

Mr. Feverston stated the following projects were expected to be reviewed by the Planning Commission in the next few months:

- LA Fitness - West Alex-Bell at SR 48
- Tim Horton's - Centerville Mall
- Bear Creek Capital (Major Use Special Approval) - Wilmington at Feedwire
- Miller-Valentine - 68 acres at Paragon/Social Row/Sheehan

There being no further business, the meeting was adjourned.





