

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, February 10, 2004

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

Attendance: Mr. Paul Clark, Chairman; Mr. James Durham; Mr. Joe Weingarten; Mr. Jim Briggs; Mrs. Carolyn Meininger; Mr. Jim Brunner. Absent: Mr. John Carr. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Lee, Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Regular Meeting minutes of January 13, 2004, as written. Mrs Meininger seconded the motion. The motion was approved unanimously 5-0-1 with Mr. Brunner abstaining.

PUBLIC HEARINGS

Uno's Pizzeria - Sign Variance

Mr. Feverston reviewed the Variance application submitted for Uno's Pizzeria, 9496 Dayton-Lebanon Pike, by Gem City Signs requesting one (1) additional wall sign for the facility. The zoning on the 1.638 acre parcel is B-1, Neighborhood Business. The Zoning Ordinance permits wall signage on one (1) building frontage and the applicant is requesting wall signage on two (2) building frontages.

The Zoning Ordinance places a maximum of three (3) wall signs that may be displayed on a building frontage for any business. The building in question has one (1) building frontage, the west facade along Dayton-Lebanon Pike, which currently has a wall sign in place. This requested wall sign for the north facade of the building would be in addition to the existing west facade wall sign and a double-faced ground sign also located along the west building frontage. The Zoning Ordinance allows this property owner the ability to exchange the existing ground sign for wall signs on a second building frontage provided the ground sign is removed.

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

1. The Zoning Ordinance permits wall signage on the side of the building that faces a public street (building frontage). In this instance, the proposed wall sign is shown on the north side which faces an adjacent lot.
2. There is currently a wall sign as well as a double-faced ground sign on the property fronting on Dayton-Lebanon Pike.

3. The Zoning Ordinance allows an applicant to exchange their permanent ground sign for additional wall signs on a second frontage provided the ground sign is removed.
4. The applicant has not demonstrated that a hardship or practical difficulty exists by conforming to the requirements of the Zoning Ordinance.

Based on the aforementioned analysis points, staff recommended the request for a sign variance be denied.

Mr. Clark asked if any similar situations of sign placement existed in the City.

Mr. Feverston stated he was unfamiliar with any situations of this kind.

Mr. Clark opened the public hearing.

Mr. Mike Eisenberger, Gem City Signs, stated the building is located back from the roadway and the ground sign is not situated high enough for it to be visible to southbound traffic until customers have gone beyond the site. Trees planted in the median also obscure the ground sign.

Mr. Joe Kiley, manager of Uno's Pizzeria, reiterated the difficulty of visibility to their facility stating southbound traffic is many times forced to back-track to their location after traveling beyond the access to the restaurant.

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

Mr. Brunner asked if the ground sign was removed could wall signs be installed on the north and south building walls.

Mr. Feverston stated removal of the ground sign would permit one (1) additional wall sign either on the north or south building wall.

Mr. Weingarten asked if the ground sign height could be increased.

Mr. Feverston explained sign height is a maximum of six (6) feet at the right-of-way line. For every additional five (5) feet of sign setback, one (1) foot of sign area is added up to a maximum height of sixteen (16) feet. The setback for the ground sign is at the right-of-way line, therefore, the maximum height is six (6) feet.

MOTION: Mr. Briggs moved to approve the Variance application submitted for Uno's Pizzeria, 9496 Dayton-Lebanon Pike, to allow wall signage on a second building frontage. Mr. Brunner seconded the motion. The motion was denied unanimously 0-6.

The applicant was informed of his right to appeal the decision to City Council.

NEW BUSINESSWashington Township Fire Department, Station 44 - Planning Commission Special Approval

Mr. Feverston reviewed the Special Approval application submitted by the Washington Township Fire Department for the future site of Station 44 to be located at 6690 Centerville Business Parkway. The request is to construct a 5,060 sq. ft. building addition and modify the existing parking lot.

This proposal expands the existing building (formerly State Farm Insurance) by removing the existing vehicle evaluation area on the northern portion of the building and construct an apparatus bay. The parking lot will be modified on the north side of the site and the existing northern curb cut will be widened onto Centerville Business Parkway to accommodate the fire apparatus leaving the site. With the modification to the site, the parking spaces will decrease in number from 85 to 52 spaces which will continue to satisfy the requirement of 36 parking spaces.

The Zoning Ordinance requires the design, massing, materials, shape, and scale of the existing building and proposed addition create a unified design on the premises and shall be visually compatible with surrounding buildings. Additionally, it is required that a building architecturally express a base, body and cap for each elevation. The introduction of a second siding material for the building body, in the opinion of staff, does not create a unified design for this building. Since there are no other examples of board and batten in the area, the siding is not visually compatible with surrounding properties.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The Planning Commission shall approve the architectural design of the proposed building to assure the materials, shape, massing and architectural features create a unified design on the premises and are visually compatible with the surrounding buildings. Specifically, the Planning Commission must approve the use of a board and batten siding on the apparatus addition as a second siding material for the building body. The Planning Department recommends the building body be either a brick veneer that closely matches the brick of the existing building or stone.
2. The stone base around the apparatus addition shall be reduced in height to provide the minimum exposure of the building body to sixty (60) percent of the wall height.
3. The apparatus bay shall have a building cap of at least eight (8) percent, approximately sixteen (16) inches, of the wall height.

4. One thousand (1,000) square feet of parking lot landscaping shall be provided to replace the landscaping removed from the site subject to approval by the City Planning Department.
5. The final design of the parking layout shall be subject to approval by the City Engineering Department.
6. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
8. The exterior of the masonry screen for the proposed generator shall match the principal building subject to approval by the City Planning Department.
9. A final exterior lighting plan shall be subject to approval by the City Planning Department.

Chief Ken Parks, Washington Township Fire Department, stated they selected a design that complimented the existing building and remained compatible with the surrounding buildings.

Mr. Gary Snyder, architect, stated his first concern was that the design of the project was compatible with the surrounding developments in the area. There is quite a variety of building materials used in other projects in the area which include uses from residential to office and industrial uses. He stated the challenge of this project was to incorporate a massive addition to enclose the large fire apparatus and continue to retain the residential character of the existing building. In trying to minimize the scale of the addition, the design incorporated the existing building roof line to essentially wrap the building with the dark color in contrast with the lighter color of the building body and base. The stone material was extended upward to the roof line for accent. To maintain the consistency of materials used on the existing building, board and batten siding was selected to be used around the windows on the front, side and rear of the addition.

Mr. Durham stated the design of the building should be continued on the east side of the building to provide four-sided architecture since each elevation of the building is clearly visible to the public right-of-way. Further, he stated he did not care for the board and batten siding proposed. The proposal does not meet the design criteria of coherent design and use of materials as outlined in the Zoning Ordinance. Mr. Durham stated this being a unique situation proposing an addition of this size to an existing building should have some flexibility in terms of creativity. He stated he did not feel a cap to the building should necessarily be required since the current requirements were not in place at the time the existing structure was constructed.

Mr. Snyder asked for direction as to what type of materials the Planning Commission would be more appropriate other than the board and batten.

Mr. Durham stated the board and batten is such a different texture, it actually draws attention to it. He suggested the use of a plaster or a material that would provide a smooth appearance. Since the shingled roof will be replaced, he suggested a lighter color be used so there is not as much color contrast.

Mr. Briggs stated he preferred the first design Mr. Snyder shared with the members as part of the progression of the project because its appearance was lighter than the heavier appearance of the proposed building.

Mr. Weingarten stated the roof structure appears to be out of proportion with the rest of the building. The stone element is too high and does not blend with any buildings in the City.

Mrs. Meininger asked why the first design was not used.

Chief stated they were very pleased with the first design, however, it did not continue the limestone theme that several members of Council, the City Manager and Township Administrator wanted incorporated into the building.

Chief Parks agreed to table the application for a Work Session concerning building design and materials.

MOTION: Mr. Briggs moved to table the Special Approval application submitted for the Washington Twp. Fire Department, Station 44, until February 18, 2004. Mr. Durham seconded the motion. The motion was approved unanimously 6-0.

A Work Session/Special Meeting was scheduled for Wednesday, February 18, 2004, beginning at 6:30 P.M., for the purpose of reviewing an alternative building design to the building.

COMMUNICATIONS

Mr. Feverston stated applications are anticipated to be filed in the near future for Ross Motor Vehicles concerning the Hummer dealership, the flooring store on Dayton-Lebanon Pike, a medical office on the northeast corner of Clyo and Bigger Roads, and a sign variance for Tailgaters on Far Hills Avenue.

In reviewing the meetings over the past few years, Mr. Feverston stated the number of applications have reduced in number and asked if the members wanted to consider the number of monthly meetings to one (1) meeting per month. The members agreed have the regular meeting scheduled on the last Tuesday of each month and if needed, special meetings and/or work session could be held.

Archon Plaza - Design of Ground-Mounted Identification Sign

Mr. Feverston stated the Planning Commission approved a sign variance for Archon Plaza located on the southwest corner of Whipp Road and Wilmington Pike for a ground-mounted identification sign in 1996. A condition of that approval was the final design of the sign had to be approved by the Planning Commission.

The members indicated the sign complies with the variance granted in terms of size and felt the design was appropriate. Staff was directed to issue the sign permit for the sign design as requested.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Paul Clark". The signature is written in black ink and is positioned to the right of the text "There being no further business, the meeting was adjourned."