

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, February 11, 2003

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

Attendance: Mr. James Durham, Chairman; Mr. Joe Weingarten; Mr. Jim Briggs; Mr. Paul Clark; Mr. Rand Oliver; Mr. Patrick Hansford; Mr. Robert St. Pierre. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Chris Pozzuto, Economic Development Administrator.

Approval of Minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission minutes of January 14, 2003, as written. Mr. Weingarten seconded the motion. The motion was approved 5-0-2 with Mr. St. Pierre and Mr. Hansford abstaining.

PUBLIC HEARINGS

An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Section 23, The Sign Section Of The Zoning Ordinance In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code.

Mr. Feverston reviewed the amendment to the sign section of the Zoning Ordinance to allow a business owner to exchange a ground sign for a second wall sign on a second wall location. This provision would allow all business owners, not just those properties not having public right-of-way to select this option, by right, rather than through the variance procedure. This language is also proposed to be included as part of the sign standards for the Architectural Preservation District (APD).

Mr. Durham opened the public hearing.

Mr. Jim Meyer, representing Ray Meyer Sign Company, stated many jurisdictions have this provision in their sign regulations and supported the proposed amendment.

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

Planning Commission directed staff to make some revisions to the amendment. Included in those revisions was language to be addressed to signage which would either abut or face residential property. The consensus of the members was as the City is building out and more situations exist where business uses are next to residential properties. Those properties should be specifically defined in accordance with the Thoroughfare Plan in order to determine which regulations apply.

Mr. Durham suggested the issue be tabled until the revisions are researched and completed.

MOTION: Mr. Weingarten moved to table the Amendment to the Sign Ordinance. Mr. St. Pierre seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

