

**CENTERVILLE PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, November 27, 2001**

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

Attendance: Mr. James Durham; Chairman; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. Jack Kindler ; Mr. James Briggs; Mr. Joseph Weingarten. Absent: Mr. Richard Pluckebaum. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Motion to Excuse:

MOTION: Mr. Briggs moved to excuse Mr. Pluckebaum from the meeting as he gave prior notice to staff of his absence. Mr. Kindler seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Briggs moved to approve the Planning Commission Meeting minutes of October 23, 2001, Planning Commission Meeting as written. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

MOTION: Mr. Briggs moved to approve the Planning Commission Work Session minutes of November 13, 2001, as written. Mr. Oliver seconded the motion. The motion was approved unanimously 6-0.

**PUBLIC HEARINGS**

**FFF Management, Inc. - Sign Variance**

Mr. Feverston reviewed the Sign Variance submitted by FFF Management, Inc., for property located at 5501 Wilmington Pike. The request is to have two (2) wall signs on the fast food restaurant in-lieu-of a ground sign on this corner lot. The sign ordinance permits one (1) wall sign and one (1) ground sign. The tenants for this building are Kentucky Fried Chicken and A&W Root Beer.

The applicant discussed the possibility of a second wall sign with the Planning Commission during a Work Session and the members determined it was a reasonable request.

Staff recommended approval of the Variance application subject to the following condition:

1. Wall signage on two (2) building frontages shall be permitted with the condition that no permanent ground sign shall be permitted.

Mr. Durham opened the public hearing.

Mr. Chris Schaeffer, representing the applicant, stated this issue was discussed with the Planning Commission at length when the modification to the site plan was reviewed. He stated the second wall sign will provide safety to Wilmington Pike by enhancing visibility to the roadway.

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

The members felt the request was reasonable and was the same type of request approved by the Planning Commission for the Bob Evans Restaurant immediately south of the site in question.

MOTION: Mr. Hansford moved to approve the Sign Variance submitted by FFF Management to allow a second wall sign subject to the following condition:

1. Wall signage on two (2) building frontages shall be permitted with the condition that no permanent ground sign shall be permitted.

Mr. Briggs seconded the motion. The motion was approved unanimously 6-0.

Further, the members directed staff to prepare an amendment to the Sign Ordinance to allow this type of exchange by right rather than by variance.

#### Acura of Dayton - Sign Variance

Mr. Feverston reviewed the Variance application submitted by Wilson Sign Company for Acura of Dayton located at 299 Loop Road. The zoning on the 3.444 acre parcel of land is Business Planned Development, B-PD. Even though there are two separate buildings on the property, the sign ordinance permits one (1) ground sign per premise. The applicant is requesting a second ground sign to provide a separate identity for the two (2) auto dealerships.

The existing sign is approximately 7 feet in height based on the setback and 28 square feet per side in sign area. The sign ordinance allows the sign to be 32 square feet per side. The existing sign is located on the east side of the entrance drive and the proposed sign is to be located on the west side of the entrance drive.

Mr. Feverston stated there is a noticeable grade change between the property in question and the property directly to the west. The visibility of the ground sign is difficult because of the grade change as well as the curve of the roadway. Based on those difficulties, staff felt that perhaps a taller sign and slightly larger sign should be considered for this applicant.

Staff recommended the Variance application be denied based on the following:

1. The Zoning Ordinance permits one (1) ground sign per premise, regardless of the number of businesses on the property.

2. The subject property currently has a single ground sign. There are two (2) auto dealerships on the property, Acura and Infiniti.
3. The applicant is requesting that a Variance be granted so that each business may have its own ground sign.
4. The applicant has not identified any physical limitations to the site that would create a hardship or practical difficulty in this case. The applicant has also failed to demonstrate that strict application of the Zoning Ordinance would deprive him or her reasonable use of the property.

Mr. Durham opened the public hearing.

Mr. David Wilson, applicant representing Acura of Dayton, stated the site is difficult to see from various locations along Loop Road. He stated he was working with two corporate entities controlling these separate dealerships and they do not necessarily cooperate with each other.

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

Mr. Durham stated the issue before the Planning Commission is that of whether a second ground sign should be approved for this site. If this particular application were denied, another application could be filed for a taller and larger ground sign with both dealerships identified on it, as suggested by staff.

Mr. Hansford stated a variance for a second ground sign is not justified, however, size and height could be justified based on the topography on the site.

Mr. Wilson asked if 2 signs were placed adjacent to each other and connected, would it be considered.

Mr. Durham stated if the signs were connected and shared the same sign base, it would be considered as one (1) sign. He suggested the use of entrance signs at the entrance drive which can be 2 square feet in size and have the corporate logo on them.

MOTION: Mr. Briggs moved to deny the Variance application submitted by Wilson Sign Company for Acura of Dayton for a second ground sign. Mr. Kindler seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.



