

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, May 9, 2000

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

Attendance: Mr. James Durham, Chairman; Mr. Rand Oliver; Mr. Jack Kindler; Mr. Richard Pluckebaum. Absent: Mr. Patrick Hansford. There are currently two (2) vacancies on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Norbert Hoffman, City Engineer.

Motion to Excuse:

MOTION: Mr. Pluckebaum moved to excuse Mr. Hansford from the meeting as he gave prior notice to staff of his absence. Mr. Oliver seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mr. Kindler moved to approve the Planning Commission minutes of April 25, 2000, with the following change:

On Page 3, second paragraph, the sentence should read "Mr. Kindler agreed with Mr. Reppert stating that internal illumination of the sign would ruin the ambiance of the AP District."

Mr. Pluckebaum seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

A copy of the revised Design Review Criteria has been drafted and Council is seeking input from members of the Planning Commission, Board of Architectural Review and Property Review Commission before the final document is adopted. Comments should be directed to the Planning Department prior to the next regular meeting.

Mr. Feverston stated that information was not received from the architect for Evergreen Veterinary Hospital in time to be distributed to the Planning Commission members. He stated the matter will be heard at the next regular meeting.

Mr. Feverston stated a letter had been received requesting a Work Session prior to the public hearing scheduled for May 30th, concerning the Variance application for an identification sign to be located at 896 South Main Street.

The members of Planning Commission discussed possible dates for a Work Session and determined they could not schedule a time when a majority of the members could meet prior to the public hearing.

Mr. Feverston stated that a letter had been received by staff from the Centerville City Schools in support of the proposed changes to the Sign Ordinance which is the subject of one of the public hearings to be heard at this meeting.

Four (4) applicants have been interviewed by City Council for the vacant positions on the Planning Commission and two (2) applicants will be interviewed next week. Appointments will be made as soon as possible as Council understands the urgency of this matter.

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 proposed amendment to the Sign Ordinance which regulates the time, placement and manner of all signs in the City of Centerville. Some of these proposed changes originated with City Council, some with Planning Commission, and some with staff as they worked with the current document trying to interpret the intent of the Ordinance in specific situations.

The proposed changes include:

Temporary Real Estate Signs on non-residential, multi-family and undeveloped properties be permitted to have a "for sale" sign on the property until the property is sold. The size of the sign shall be based on the frontage of the property--less than 100 feet would allow a typical 2 foot by 3 foot standard real estate sign; 100 to 200 feet or less would generate 16 square feet of sign area per side/32 square feet total; and, properties greater than 200 feet would generate 32 square feet of sign area per side/64 square feet total. The maximum sign height would remain at 6 feet. Currently, a standard real estate sign is permitted for the purpose of posting a property "for sale"; however, agents have used temporary signs on these properties to provide larger signs, but are regulated to 30 days per year.

Subdivision Identification Signs for single-family residential neighborhoods would be required to be located along a thoroughfare street only, in a designated reserve area of that subdivision, be single-faced, a maximum of 15 square feet in sign area, a maximum height of 6 feet, and integrated into a wall or fence structure situated in a landscaped area. These signs would have to be specifically approved by the City. Currently, these types of signs exist by means of the Variance process.

Non-Residential Signs are proposed to be limited in the number of wall signs on one (1) wall of the business to a maximum of three (3). The amount of sign area generated by building frontage would not change. This change originated with staff as many businesses are placing smaller signs on their buildings of their services and getting away from the intent of the Sign Ordinance which is to identify the name of the business.

Architectural Preservation District (APD) Signs are currently required to be constructed of wood, metal or stone. Over the years, products have come on the market that are more synthetic than wood that were not available when the APD Ordinance was adopted. What is proposed is to allow those types of sign materials, such as MDO Board or Composition Wood, or any other rigid or opaque material. Prohibited would be those features or characteristics that the Council found objectionable such as high gloss surfaces, plastic, or translucent materials. All signs in the APD will continue to be required to have an external lighting source.

The last change is the way the ordinance views signs for non-residential uses located in residential zoning districts. These are most typically schools, churches and swim clubs. Currently, these types of uses are permitted only the maximum size sign that is permitted in the APD. The proposed ordinance would allow business standards to be applied to non-residential uses located in residential zoning districts. Those business standards include 32 square feet per side/64 square feet total of sign area, plastic sign face material, changeable copy, and internal illumination.

Mr. Feverston distributed information to the members outlining specific areas in the City where these standards would apply. Of those 19 properties involved, 11 are located along major thoroughfares, and 6 comply with the size standards in the current ordinance--the remainder do not exceed the proposed sign area standards. In terms of sign face material, again, only 6 meet the standard in the ordinance--that being constructed of wood, metal or stone (or brick). Changeable copy letters are part of 5 signs. Four (4) signs are internally illuminated, 3 of which are located on major thoroughfare streets.

Two additional changes were proposed after the ordinance was drafted. Staff is further proposing that as a part of the amendment to the Sign Ordinance, internal illumination be permitted to occur on residential zoned properties for schools, churches and swim clubs provided they are located on thoroughfare streets.

The second addressed business properties situated in a location where a ground sign is not practical. It was proposed to provide language in the ordinance to allow an exchange of a ground sign for an additional wall sign.

Mr. Durham opened the public hearing.

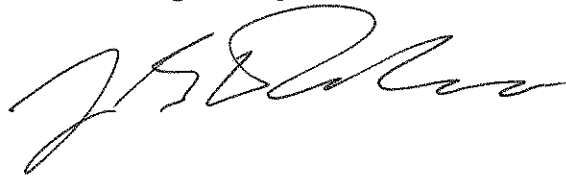
Mrs. Jenny Roer, 9350 Patriot Woods Court, PTO President representing Magsig School, stated she was speaking in support of the proposed code changes particularly those changes to signs in residential zoned properties along major thoroughfares for schools, churches, swim clubs, etc. She stated they believe very strongly that part of their commitment is to communicate not only with the students and parents, but to the community, the events that are available and important to the community as a whole. Should the need arise in the future, they felt it would be helpful to have these standards in place to permit by right these types of signs rather than by the variance process.

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

The members of Planning Commission agreed that the additional issues concerning internal illumination of signs in residential zones and the exchanges of ground signage for additional wall signage be incorporated into the amendment to be considered for final review at the next meeting.

MOTION: Mr. Pluckebaum moved to table the Sign Ordinance Amendment until the next regular meeting. Mr. Kindler seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be "J. B. Durham", written in a cursive style.