

CENTERVILLE PLANNING COMMISSION
Regular Meeting
Tuesday, April 13, 1999

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

Attendance: Mr. James Durham, Chairman; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Rand Oliver; Mr. Richard Pluckebaum; Mr. Richard Tompkins. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of minutes:

MOTION: Mr. Pluckebaum moved to approve the Planning Commission minutes of March 30, 1999, as written. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Mr. Feverston explained the Great Traditions is seeking approval to shift the side yard setbacks in Section 3, 10 and 19 of Yankee Trace to create a 5 foot setback on one side of the structure and a 15 foot setback on the opposite to provide side-entry garages. The approved setbacks provide 10 feet of setback on each side.

The members of Planning Commission agreed that Great Traditions submit a conceptual layout, for their consideration, that maintains a minimum separation between houses of at least 20 feet.

PUBLIC HEARINGS

McDonald's Restaurant - Sign Variance

Mr. Feverston reviewed the Sign Variance application submitted by Ray Wright for McDonald's Restaurant, 6004 Far Hills Avenue. The zoning on the site is B-2, General Business. The request is to enlarge the face of the existing ground sign which is 58 square feet per face for a total of 116 square feet. The proposed sign is to be 83 square feet per side for a total of 166 square feet in sign area.

Mr. Feverston reviewed the following points of staff's analysis:

1. The existing ground sign is legally non-conforming with regard to sign area having 116 square feet of sign area. The maximum size of a ground sign permitted by the Zoning Ordinance for this property is 32 square feet per face and 64 square feet of total sign area. The existing ground sign is one of the largest along Far Hills Avenue.
2. The ground sign is setback 33 feet from the Far Hills Avenue right-of-way. The minimum required setback is just outside the public right-of-way. The average setback of signs along Far Hills Avenue is 32 feet.

3. The existing ground sign is legally non-conforming with regard to sign height. The height of the existing ground sign is 18 feet. The maximum height for a ground sign with a 33 foot setback is 16 feet. The proposed variance will not affect the sign height.
4. The McDonald's Restaurant, as it exists, is a typical business property along Far Hills Avenue. There is no uniqueness or physical limitation associated with this property that limits the applicant the ability display a ground sign to advertise the business.
5. There is no practical difficulty demonstrated by this application to substantiate the requested variance.

It was, therefore, staff's recommendation to deny the requested sign variance.

Mr. Durham opened the public hearing.

Mr. Ray Wright, applicant, and Mr. Roger Kessler, Kessler Sign Company, were present for the review of the application.

Mr. Kessler requested that the variance be granted with the condition that no wall signage be permitted on the building.

Mr. Wright stated that his restaurant needs the sign to compete with other businesses as well as advertise community events on the changeable-copy sign.

The members of Planning Commission indicated they would be willing to consider a variance to allow a larger sign area provided the existing ground sign be modified or replaced that gives an updated appearance, perhaps using brick as a sign base. Additionally, the ground sign must conform to height requirements. If this could be achieved, the applicant was advised to come back to the Planning Commission with a revised proposal.

Mr. Wright agreed to revise the request and submit it to Planning Commission for their consideration.

MOTION: Mr. Kostak moved to table the Variance Application submitted for McDonald's Restaurant, 6004 Far Hills Avenue, requesting additional sign area. Mr. Hansford seconded the motion. The motion was approved unanimously 6-0.

Carousel, Inc. (Goddard School) - Variance of Maximum Building Size

Mr. Feverston stated that the applicant had requested the Variance application be tabled in order to submit the site plan for review at the same meeting.

Mr. Durham opened the public hearing.

Mr. Scot Stone, attorney representing the applicant, indicated that his clients will submit the Special Approval application to be reviewed at the May 11, 1999, meeting. He requested that a work session be scheduled prior to that meeting to discuss the proposal in order to provide any additional information or address any concerns of the Planning Commission prior to the regular meeting.

A work session was scheduled for May 4, 1999, to discuss the project.

MOTION: Mr. Pluckebaum moved to table the Variance application and continue the public hearing on May 11, 1999, as requested by Carousel, Inc., (Goddard School). Mr. Kostak seconded the motion. The motion was approved 5-0-1 with Mr. Hansford abstaining.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "J. B. Pluckebaum".

