

CENTERVILLE PLANNING COMMISSION  
WORK SESSION MEETING  
Tuesday, June 10, 1997

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

Attendance: Mr. Scot Stone, Chairman; Mr. James Durham; Mr. Patrick Hansford; Mr. Jack Kostak; Mr. Richard Pluckebaum; Mr. Richard Tompkins; Mr. Arthur Foland. Also present: Mr. Steve Feverston, City Planner; Mr. Ryan Shrimplin, Planner; Mr. Greg Horn, City Manager.

Zoning Ordinance Amendments

Mr. Feverston distributed copies of issues to be included in the amendment to the Zoning Ordinance which are items for cleanup.

Centerville High School - Electronic Signboard

Mr. Feverston reviewed the request from Centerville High School, 500 East Franklin Street, to review a proposal for an electronic signboard for the display of school communications.

Mr. Dave McDaniel, Principal of Centerville High School (CHS), was present for the review of the proposal. He explained that the existing sign needed to be replaced and a modern electronic sign would be more practical.

Mr. Foland stated that if this sign which is normally prohibited were approved, businesses in the City would have the same request.

Mr. McDaniel asked if the sign were setback further from the street, if that would make any difference.

Mr. Stone stated that would not make a difference, that basically a moving, flashing or scrolling sign is prohibited by Ordinance.

Mr. Foland stated that he liked the idea of what the school is trying to accomplish, however, the issues that would occur as a result of allowing this type of sign would be endless. He stated, additionally, that other signs of this type used in other jurisdictions create traffic hazards.

Mr. McDaniel stated his concern was to obtain a sign that would provide the ease of placing messages on the sign. He stated that the flashing and scrolling could be controlled with the number of times the message changed during the day.

Mr. Foland asked if the Council had any comments regarding this proposal.

Mr. Horn stated that some of the members were aware of the proposal and they felt that a flashing and scrolling sign would not be appropriate, however, a sign with changeable copy could be considered that might change messages a couple of times per day.

Mr. Feverston explained that the variances required for the type of sign proposed would include bare bulb illumination as well as any moving, flashing or scrolling of the sign. He stated that he would have to research the history as to what size of sign was approved for the school. He stated further that a change to the Sign Ordinance could allow these types of sign should Council feel they are now appropriate.

Mr. Stone stated he would like to find a way to resolve the issue in favor of the school, however, it would have to be done without leaving the City open in the future to other requests and he did not feel that would be possible. He stated he could meet with Council to discuss the proposal and consider changes to the Sign Ordinance which would take into consideration technology which was not appropriate at the time the Ordinance was adopted.

Mr. Durham stated he could not support a variance to allow the school located in a residentially zoned district to have a prohibited sign that is not even permitted in a business zoned district.

Mr. McDaniel asked if the proposal was not approved, could the existing sign be repaired as it is in desperate need of maintenance. He stated further that for the proposed sign to be effective, it would have to be changed at least three (3) times daily.

The members of Planning Commission stated that the sign could be repaired, maintained and used as it currently exists.

Clyo Store & Lock - Planning Commission Special Approval

Mr. Stone and Mr. Foland left the meeting at this time due to a conflict of interest.

Mr. Glen Brehm, Hills Developers, and Mr. John Koverman, Attorney, were present for the review of the project.

Mr. Brehm stated that one (1) of their concerns was the appropriateness of the 17 ft. fire lane requirement for this particular use and how it will affect the parking space requirement. He stated that, additionally, the number of parking spaces required for this use is 82 spaces which is excessive for this particular use. The parking requirement is based on one (1) space per 1,000 sq. ft. plus one (1) space per employee per shift.

Mr. Brehm stated that revisions had been made to the plan to address the staff recommendation as presented at the previous Planning Commission meeting. He stated that all issues have been resolved so that no variances would be required. The fencing along Clio Road will be wrought iron with the slat spacing such that it would provide the proper security. He stated that the fencing along the north and east property lines are still proposed to be chain link and some issues that still remain are those of architecture, particularly roof style.

Mr. Durham stated the request from the Fire Department for a 17 ft. fire lane is one that he would be reluctant to vary without further comment from that agency.

Mr. Feverston stated that with the revision in the site plan layout, it would appear that the fire lane between each building would not be necessary based on the improvement in access to the site indicated on the revised plan.

Mr. Hansford suggested the applicant discuss the matter of the fire lanes directly with the Fire Department. The applicant should ask the Fire Department to clarify whether the 17 ft. fire lanes are a requirement of the Ohio Fire Code or based upon a vehicle turning radii for fire equipment. Mr. Hansford stated if it is not a fire code issue, Planning Commission in the past has referred vehicle turning radii to the City Engineer.

Mr. Koverman stated that another issue is that an apartment unit will be occupied by a caretaker which would be located above the office on the site. He stated that he wanted to be sure that there would be no problem with that concept.

Mr. Feverston stated that was the case for Centerville Storage Inns to the north of this site.

Mr. Durham asked what type of approval process was used for that issue.

Mr. Feverston indicated he would research it, however, it would have been either by variance or approved as an accessory use.

Concerning the architecture of the buildings, Mr. Durham stated he was not concerned with pitched roofs on the three (3) buildings to the north because they would be shielded by the topography on the site. He stated that he felt the pitched roof treatment should be done on the building along Clys Road and some sort of architectural treatment should be given to the 2-story building where the caretaker would occupy. Mr. Durham stated that he would also prefer wrought iron on the east property line.

Mr. Brehm stated that with the topography of the property to the east, they did not feel it would be necessary to install anything other than chain link fencing material.

The members of the Planning Commission agreed that if chain link was used with a black PVC coating, it would be acceptable along the east property line to match the wrought iron fencing material in color. The larger building should have a roof that conceals the HVAC systems, as it is situated on a prominent corner, and the 235 ft. wall should be articulated to break up the mass either with the construction or with the use of building materials. They indicated further that they would most likely approve a variance for parking for this particular project should the applicant file a variance application.

Mr. Brehm pointed out that the asphalt would already be in place; however, if a variance was approved, the striping would be not done. He stated that a fire lane could be striped should the Fire Department agree with that type of application.

Discussion followed concerning the types of lighting proposed for the site. The members of Planning Commission felt that some wall packs with appropriate shielding might be used as well as pole lighting; however, a lighting plan should be submitted to staff for their review and approval.

There being no further business, the meeting was adjourned.

*Jonathan H. Blaud* 7/29/97