

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, April 9, 1996

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

Attendance: Mr. Scot Stone, Chairman; Mr. James Durham; Mr. Jack Kostak; Mr. Patrick Hansford; Mr. Timothy Shroyer; Mr. Peter McMahon. Absent: Mr. Arthur Foland. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Greg Horn, City Manager.

Excuse absent members:

MOTION: Mr. McMahon moved to excuse Mr. Foland from the meeting as he had a conflict with the agenda item. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

Approval of minutes:

MOTION: Mr. Shroyer moved to approve the Planning Commission minutes of March 26, 1996, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

CSZ, Inc. - Sign Variance

Mr. Schwab reviewed the Sign Variance for CSZ, Inc., for a freestanding sign to be located at the southwest corner of Wilmington Pike and Whipp Road directly north of I-675. The zoning on the property is Business Planned Development, B-PD. The applicant is requesting two (2) variances including an increase in sign face area from 64 sq. ft. to 180 sq. ft. per side, and an increase in sign height from 20 ft. to 25 ft. The proposal is to remove the existing Sports & Rec sign and replace it with a sign that would identify Sports & Rec, Gordon Foods and a potential third major tenant on the site. The outlots adjoining this site would have the ability to each have a ground sign. The proposal seeks to identify each of the three (3) major tenants without a name for the overall shopping center.

A single ground sign is proposed with a 25 ft. height, would have 80 sq. ft. per side for Sports & Rec, would have 50 sq. ft. for Gordon Foods and 50 sq. ft. per side for the future major tenant. Based on the following analysis, staff felt that the standards had been met in order for the Planning Commission to favorably consider granting the variance:

1. The land area for this commercial development (21.7 acres) is comparable to the land area for Centerville Place (15.2 acres) and Cross Pointe Centre (27.6 acres).

2. This lot has approximately 900 ft. of frontage along Wilmington Pike and 625 ft. of frontage along Whipp Road with a total frontage of approximately 1,525 ft. The lot frontage is comparable to Centerville Place (approximately 1,000 ft. along South Main Street) and Cross Pointe Centre (in excess of 1,800 ft. of frontage on Alex-Bell Road).
3. The sign area proposed is consistent with variances granted for other ground-mounted signs for large shopping centers within the City.
4. The proposed sign is proposed to be located along Wilmington Pike, a five-lane thoroughfare, at the interchange of I-675.

It was, therefore, the staff recommendation to approve the Sign Variance subject to the following condition:

1. The Planning Commission specifically approve the overall design, materials and color for this ground sign.

Mr. Stone opened the public hearing.

Mr. Todd Petersen, Gordon Foods, spoke in favor of the variance stating that his company is new to the area and needs proper identification. Due to the proximity of the building location on the site and it sits at a low grade, which necessitates the additional signage. He stated in their other locations, their signage ranges between 75 sq. ft. to 180 sq. ft. in signage.

Mr. Bob Zavakos, CSZ, Inc., stated that in reviewing the situation, they felt that the signs should be combined and the existing sign removed. He indicated that many people consider the existing sign an eyesore and welcome its removal. He stated that the design of the proposed sign can be improved if the Planning Commission approves the variance; however, he did not want to spend more on design until the variance procedure was completed.

Mr. Lee Hall, 2590 Old Whipp Court, stated that in living directly across from the development they were used to enjoying the woods across the street, however, they are now getting use to the Sports & Rec development. He felt that the standards in the Zoning Ordinance should be reviewed by Council and determined if the size standards should be increased rather than by variance. Mr. Hall stated that the citizens of Centerville should be able to be protected by the Zoning Ordinance standards. He stated that the signs along Wilmington Pike are in good taste and this will be the largest sign in that area other than those on the east side which is an example of how bad a sign can be. Mr. Hall submitted a petition to the Planning Commission of 51 persons in opposition to the variance.

Mr. George Katterlin, 2711 Kings Arm Circle, agreed with Mr. Hall's comments stating further that the residents should be considered with the increase in visual pollution and a decrease in their property values. He stated that even if the freestanding sign was not visible at its current size, the wall signage on Sports & Rec is definitely visible.

Mr. William Homenstein, 2458 East Whipp Road, opposed the variance and stated that he would hope that the architecture aspects of any sign installed would be appropriate to the region.

Ms. Ann Moore, Oak Creek neighborhood, requested that the variance be denied as it sets a precedent for other properties which basically lead into a residential neighborhood.

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

Mr. Shroyer asked what type of landscaping would be provided around the sign.

Mr. Schwab stated that the landscaping area required would be a minimum of what is approved for the sign face area so, if approved as requested, 180 sq. ft. of landscaping area would be required as a minimum.

Mr. Durham stated that the Planning Commission had taken much care in the approval process for the site providing building materials, green space and landscaping that would be as pleasing to the residential community as possible. He stated that he felt the 20 ft. height of the sign is ample and did not feel that Sports & Rec needed additional sign area, although Gordon Foods did need identification.

Mr. Kostak stated that it seems to be of unanimous opinion that the current sign is a bad design. He felt, as the other members of the Planning Commission, that a 20 ft. height should be adequate and the design should be one that will address the concerns of everyone.

Mr. Stone agreed that Gordon Foods needed identification, however, he did not believe Sports & Rec needed additional sign area based on its wall signage and its location on the site.

MOTION: Mr. Durham moved to approve the Sign Variance for CSZ, Inc., subject to the following conditions:

1. The total sign height shall not exceed 20 ft.
2. The sign shall not exceed three (3) sign faces.

3. The total sign area shall not exceed 328 sq. ft. of which one (1) of the three (3) sign faces shall not exceed 64 sq. ft.
4. The sign shall be submitted to the Planning Commission for review and approval of design, materials, color and landscaping.

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

UNFINISHED BUSINESS

Tower Heights Middle School - Planning Commission Special Approval

MOTION: Mr. McMahon moved to remove the Special Approval application for Tower Heights Middle School from the table. Mr. Durham seconded the motion. The motion was approved unanimously 6-0.

Mr. Stone stated that as a result of the Work Session discussion, the representatives of the School requested that the issues of concern be depicted so those items could be addressed by the applicant.

The concerns of the Planning Commission included the following:

1. The overall height and mass of the proposed building as the parapet walls around the gym present a dramatically higher profile than the current building. The mechanical equipment should be moved and shielded as the existing equipment is on the roof of the existing building. If the gym walls could be lowered to bring down the height of the walls, it would be a substantial improvement.
2. The windows in the four (4) classrooms on the back of the building with their proximity to the neighbors abutting that elevation are the only windows in the building allowing views to the neighboring properties. This is not consistent with the existing building.
3. The placement of the parking at the east end of the building and focus the play area to the south is more suitable to the purpose as described by the applicant.
4. The building design fights with the existing school building and creates an imposition to the residents to the north. A redesign to aesthetically tie the two (2) building together is being requested.

5. The proposed entrance design dominates the existing main entrance and will create a traffic flow problem to those entering the facility.
6. If the parking lot remains in its proposed location, more intense landscaping and berming should be provided between the parking surface and the neighborhood.

Mr. Alan Schafer, attorney for Centerville Schools, stated that the HVAC can be relocated more centrally on the gym roof in order to lower the parapet wall which will lessen the overall height.

Mr. Durham stated that he felt that the concerns and comments of the Planning Commission should be forwarded to Council and allow them to take action on this project.

MOTION: Mr. Durham moved to take no action on the Special Approval application submitted for Tower Heights Middle School and it should be forwarded to Council for their consideration. Mr. Shroyer seconded the motion. The motion was approved 3-2-1 with Mr. Hansford and Mr. McMahan voting no, and Mr. Kostak abstaining.

The members of Planning Commission encouraged the applicant to present their plans to the adjoining neighbors for their comments prior to the review by the Council as those property owners were not notified individually of the review of the project at previous school board public meetings .

Mr. Schafer offered to meet with the residents along Johanna Drive to present their plan and seek their comments.

#### Piper Landing - Update of Council Action

Mr. Schwab reviewed the revised plans for Piper Landing which were approved by Council during their last regular meeting. The building designs have been amended to provide no unit being constructed over garage spaces. This will allow the parking ratio to increase from 2 spaces per unit to 2.75 spaces per unit. The number of units decreased slightly from 214 to 208 units.

Mr. Durham stated that the amount of asphalt appears to have increased in the revised plan.

Mr. Schwab indicated that the asphalt area had increased as a result of redesigning the aprons to the garage spaces.

Mr. Horn stated that the project was approved by Council, however, in the future he felt the City should consider whether to allow the garage doors to face major thoroughfares, such as I-675 in this case, as it does not reflect the image of Centerville.

April 9, 1996

PC

Page 6

Mr. Schwab stated that visibility should be reduced as this project was approved with the extension of the sound wall and earthen berm along I-675.

There being no further business, the meeting was adjourned.

*S. A. Steve Lamm*  
5/14/96