

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 13, 1996

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Patrick Hansford; Mr. Timothy Shroyer; Mr. Peter McMahon; Mr. James Durham; Mr. Jack Kostak. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Approval of minutes:

MOTION: Mr. Hansford moved to approve the Planning Commission minutes of July 23, 1996, Regular Meeting, with the following correction: On Page 3, condition 3, the words " where appropriate" should be deleted. Mr. Foland seconded the motion. The motion was approved unanimously 4-0-3 with Mr. Stone, Mr. Durham and Mr. Kostak abstaining.

COMMUNICATIONS

Mr. Schwab stated that the applicant for St. Leonards had withdrawn their application for variance based on a revised site plan that does not require the requested variance for building height.

Mr. Schwab stated further that the Montgomery County Commissioners approved an annexation petition requested by St. Leonards for 70+ acres of land this date.

PUBLIC HEARINGS

Bob Evans Farms, Inc. - Sign Variance

Mr. Foland removed himself from the meeting at this due to a possible conflict of interest.

Mr. Schwab reviewed the application submitted by Bob Evans Farms, Inc., requesting a sign variance for the restaurant to be located on the southwest corner of Wilmington Pike and Whipp Road. The request is to allow a wall sign to be located on the south building wall from sign area generated along Wilmington Pike. The zoning on the property is Business Planned Development, B-PD. The wall signage permitted along Wilmington Pike is 125 sq. ft. One (1) ground sign for the property is also permitted not to exceed 32 sq. ft. per side and 6 ft. in height at the right-of-way up to 16 ft. in height depending on the additional amount of setback. The variance request is to use 45 sq. ft. of the permitted wall

signage and relocate it to the south elevation. The entrance to the restaurant will be on the southeast corner of the building.

Staff recommended to deny the variance request as it did not meet the standards for granting a variance; however, the City has chosen to review each property with 2 frontages on a case-by-case basis to determine if 2 wall signs would be appropriate. In this case, Bob Evans is proposing to install two (2) 45 sq. ft. wall signs on the building for a total of 90 sq. ft. when 125 sq. ft. of signage would be permitted on the east elevation. Mr. Schwab stated that the applicant is actually proposing a reduction of permitted wall signage in order to increase the number of wall sign locations.

Mr. Stone opened the public hearing.

Mr. Larry Wills, representing Bob Evans Farms, stated that he was under the impression that the variance request was to relocate the signage permitted on the rear wall (west elevation) to the south elevation.

Mr. Schwab stated that a sign is permitted on the west wall since it is a sign internal to the shopping center and not visible from the public right-of-way.

Mr. Wills stated that a sign would not be required internally as those areas would be aware of the Bob Evans site. He stated that the desire is to relocate the west wall signage to the south elevation. The purpose is to identify the Bob Evans facility to those exiting I-675 since the signage along Wilmington Pike will not be visible to those motorists. He stated that each sign will be 44 sq. ft. for a total of 88 sq. ft.

Mr. Stone asked if a ground sign would be installed for the restaurant.

Mr. Wills stated that they would not install a ground sign since it would clutter the area and the wall signage, as requested, would properly identify the building as Bob Evans.

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

Mr. Durham stated that he felt it was more desirable to have 2, 44 sq. ft. wall signs as proposed rather than 125 sq. ft. of signage along Wilmington Pike in addition to a ground sign. The proposed signage would give Bob Evans better visibility and will fit in more

with the surrounding neighborhood. Mr. Durham stated he would support the variance if the applicant would agree not to install a ground sign as a condition of the variance approval.

Mr. Wills stated that the condition of not permitting a ground sign would be acceptable.

MOTION: Mr. Durham moved to approve the sign variance for Bob Evans Farms, Inc., subject to the following condition:

1. Up to one-half ($\frac{1}{2}$) of the permitted wall signage may be placed on the south facade of the building contingent on no installation of a ground sign shall be permitted.

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

Mr. Foland returned to the meeting at this time.

St. Leonards - Variance of Building Height Requirement

Mr. Schwab stated that a letter had been received from the applicant requesting that the variance be withdrawn from consideration.

MOTION: Mr. Foland moved to accept the letter of withdrawal from the applicant. Mr. Hansford seconded the motion. The motion was approved unanimously 7-0.

NEW BUSINESS

St. Leonards - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval application submitted by St. Leonards located along Clio Road east of Centerville Station Road. The purpose of the application is seeking approval to construct 100 independent living units at the elderly care facility on the southwest part of the site. The zoning on the 5.4 acre building site is Residential Planned Development, R-PD. The parking spaces required are 100 spaces and the plan has proposed that number to satisfy the parking requirement.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. Detailed plans for the exterior of the buildings, including colors and materials, must be approved by the City Planning Commission.
2. The final grading plan shall be subject to approval by the City Engineering Department.
3. A detailed landscaping plan shall be submitted to and approved by the City Planning Department. The location and preservation of significant trees on the site shall be made a part of the landscaping plan. This plan shall preserve existing trees to the extent practical adjacent to meet the screening requirements of the City Zoning Ordinance.
4. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. Detailed plans for the dumpster including design, materials and screening must be approved by the City Planning Department.
6. Exterior lighting shall be approved by the City Planning Department.

Dr. Brian Forschner, representing St. Leonards, stated that he was available to answer any questions of the Planning Commission.

MOTION: Mr. McMahon moved to approve the Special Approval application for St. Leonards subject to the following conditions:

1. Detailed plans for the exterior of the buildings, including colors and materials, must be approved by the City Planning Commission.
2. The final grading plan shall be subject to approval by the City Engineering Department.

3. A detailed landscaping plan shall be submitted to and approved by the City Planning Department. The location and preservation of significant trees on the site shall be made a part of the landscaping plan. This plan shall preserve existing trees to the extent practical adjacent to meet the screening requirements of the City Zoning Ordinance.
4. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. Detailed plans for the dumpster including design, materials and screening must be approved by the City Planning Department.
6. Exterior lighting shall be approved by the City Planning Department.

Aydelott Equipment Company - Planning Commission Special Approval

Mr. Stone removed himself from the meeting at this time due to a possible conflict of interest.

Mr. Schwab reviewed the Special Approval application submitted for the Aydelott Equipment Company proposed to be located at 7975 South Suburban Road which is zoned Light Industrial, I-1. The addition, proposed along the south side of the building, will require an additional 29 parking spaces which is satisfied by the 30 shown on the drawing. Three (3) truck loading docks will be a part of this addition and will face toward South Suburban Road. The brick to be used on the east elevation will attempt to match the existing building, however, the side of the addition proposes the use of a metal sandwich panel.

Staff recommended to approve the Special Approval application subject to the following conditions:

1. The Planning Commission must specifically approve the use of metal sandwich panel as a siding material for the side building elevation.
2. The brick siding for the proposed addition shall closely match the brick on the existing building.

3. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. The building setback for the addition shall be a minimum of 80 ft. from back of curb on South Suburban Road.

Ms. Sherry Weeks, DAE Designs representing the applicant, stated that they would agree to the conditions recommended by staff, however, the proposed metal sandwich panel was a continuance of that material used on the existing building on that elevation. She stated that the south elevation is screened by existing vegetation on the site.

Mr. Kostak asked the number of semi-truck deliveries made on a daily basis.

Ms. Weeks stated that the number of deliveries varies from no deliveries to possibly 6 on any given day.

Mr. Hansford raised the question of adequate parking spaces based on the requirement of handicapped spaces.

The members of Planning Commission agreed the final parking plan should be approved by staff.

MOTION: Mr. Kostak moved to approve the Special Approval application for Aydelott Equipment Company subject to the following conditions:

1. The Planning Commission must specifically approve the use of metal sandwich panel as a siding material for the side building elevation.
2. The brick siding for the proposed addition shall closely match the brick on the existing building.
3. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
4. The building setback for the addition shall be a minimum of 80 ft. from back of curb on South Suburban Road.

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5. The final parking plan shall be submitted and approved by the City Planning Department.

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

There being no further business, the meeting was adjourned.

Richard Stut
Chairman 8/27/96

