

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 14, 1995

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Jack Kostak; Mr. Peter McMahon; Mr. Stanley Swartz. There is currently one (1) vacancy on the Planning Commission. Also present: Mr. Alan Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Approval of minutes:

MOTION: Mr. McMahon moved to approve the Planning Commission Regular Meeting minutes of January 31, 1995, as written. Mr. Swartz seconded the motion. The motion was approved 5-0-1 with Mr. Foland abstaining.

PUBLIC HEARINGS

Linder Company (Cross Pointe Centre) - Sign Variance

Mr. Schwab reviewed the Sign Variance submitted by the Linder Company requesting two (2) additional wall signs along the rear of the Marshall's store in Cross Pointe Centre. The purpose of the additional wall signage is to provide identification of the Outback Steakhouse to be located in the center as well as signage for a future tenant. Mr. Schwab stated that this property is unique in that it has three (3) frontages along three (3) major roadways in the City. The sign ordinance states that wall signage must be used on the frontage in which it is calculated. It has been discussed and proposed by staff on several occasions that we allow signage on other facades which have more than one (1) frontage.

Staff based their recommendation on the following points:

1. Cross Pointe Centre is a large regional shopping center built on a lot in excess of 28 acres. The lot is exceptionally large having an area nearly 3 times the minimum requirement of 10 acres in a B-PD zone.
2. This lot has in excess of 1,800 feet of frontage on Alex-Bell Road and approximately 800 feet of frontage on I-675. The lot frontage is exceptionally large having frontage nearly 4 times the minimum required frontage on Alex-Bell Road and over 1.5 times the minimum required frontage on I-675. The minimum lot frontage requirement in the B-PD zoning district is 500 feet.

Staff, therefore, recommended to approve the variance request subject to the following condition:

1. The total wall signage of all sign(s) on the back of the Marshall's building shall not exceed one and one-half times the linear width of the back wall of Marshall's building facing I-675.

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Mr. Foland commented that the repair and appearance on the wall along SR 48 at Alex-Bell Road for drainage needs to be maintained.

Mr. Stone opened the public hearing.

Mr. Henry Harris, Outback Steakhouse, distributed copies of the proposed sign design. He stated that over the past 2 or 3 years they have been trying to find a site in the Dayton area to expand from the Cincinnati area. He stated they currently have 230 facilities in the Country and think that the Dayton area can handle 2 to 3 of these restaurants, however, Centerville is the area they want to expand first. The Cross Pointe Centre location is an excellent site, but they need additional visibility for people coming from areas that might not necessarily be familiar with the area. He stated that the most visible area for sign area is on the rear wall of the Marshall's building. Mr. Harris stated that the Outback Steakhouse is a full-service restaurant serving dinner only. He indicated that the restaurant will employ 70 to 75 employees, with each facility being individually owned. The owner will be required to live in the community in which he/she will become involved with the community.

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

MOTION: Mr. Foland moved to approve the Sign Variance for the Linder Company subject to the following condition:

1. The total wall signage of all sign(s) on the back of the Marshall's building shall not exceed one and one-half times the linear width of the back wall of Marshall's building facing I-675.

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

Mr. Durham asked staff to have a plaque prepared for Mr. Hosfeld from the members of Planning Commission in appreciation for his service as a member of the Commission.

Mr. Schwab stated that the City Beautiful Commission is interested in working with staff and the Planning Commission to create a tree preservation ordinance.

Mr. Stone suggested that a joint work session be scheduled with representatives of City Beautiful and the Planning Commission sometime in April to discuss such an ordinance.

Mr. Durham suggested that an amendment to the sign ordinance be adopted to allow signage on the major thoroughfares to allow additional wall signage in such circumstances.

There being no further business, the meeting was adjourned.