

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, May 9, 1995

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

Attendance: Mr. Scot Stone, Chairman; Mr. Arthur Foland; Mr. Peter McMahon; Mr. James Durham; Mr. Jack Kostak. Absent: 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.

MOTION: Mr. Foland moved to excuse Mr. Swartz from the meeting as he gave prior notice to the Planning Department. Mr. McMahon seconded the motion. The motion was approved unanimously 5-0.

Approval of minutes:

MOTION: Mr. McMahon moved to approve the Planning Commission minutes of April 18, 1995, as written. Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Foland moved to approve the Planning Commission minutes of April 25, 1995. was written. Mr. McMahon seconded the motion. The motion was approved 4-0-1 with Mr. Durham abstaining.

PUBLIC HEARINGS

O'Rourke, Tom (Marathon Oil Company) - Sign Variance

Mr. Schwab reviewed the Variance application submitted by Tom O'Rourke to allow a sign height of 13 ft. for his service station located at 998 South Main Street. The standards in the Sign Ordinance permit a sign height of 6 ft. The zoning on this site which is situated on the northeast corner of Spring Valley Road and South Main Street is B-2, General Business.

Mr. Schwab stated that this variance application was discussed at the time the Planning Commission approved the canopy changes to the site some months ago. The subject of this variance application is to replace the existing revolving sign. The applicant feels that the proposed 13 ft. sign height is the minimum he can request based on the location of the traffic control box for the intersection and the obstruction of visibility it would create with a sign height of 6 ft. The sign area proposed for the sign meets the standards in the Ordinance. The existing pricing signs on the site will be removed and new pricing signs will be incorporated into the new identification sign should the variance be granted.

Mr. Schwab stated that the applicant had also requested a variance for the sign to project into the public right-of-way; however, after reviewing the site, staff determined the sign will not project into that area.

Staff recommended to approve the Sign Variance subject to the following condition:

1. Approval of this Variance is conditioned on the three (3) currently non-conforming ground signs being removed. Any future rights to these non-conforming signs shall be relinquished with the construction of a new ground sign that conforms to the City Sign Ordinance except for the height variance requested and granted in this application.

Mr. Stone opened the public hearing.

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

MOTION: Mr. Durham moved to approve the Sign Variance requested by Tom O'Rourke for property located at 998 South Main Street subject to the following condition:

1. Approval of this Variance is conditioned on the three (3) currently non-conforming ground signs being removed. Any future rights to these non-conforming signs shall be relinquished with the construction of a new ground sign that conforms to the City Sign Ordinance except for the height variance requested and granted in this application.

Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

*Scott A. Stone*  
Chairman 5/30/95