

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, November 29, 1994

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

Attendance: Mr. Arthur Foland, Acting Chairman; Mr. James Durham; Mr. Jack Kostak; Mr. Robert Hosfeld. Absent: Mr. Scot Stone, Mr. Stanley Swartz; Mr. Peter McMahon. Also present: Mr. Steve Feverston, Assistant City Planner.

MOTION: Mr. Kostak moved to excuse Mr. Stone, Mr. Swartz and Mr. McMahon as each gave prior notice to the Planning Department of their absence.

Approval of minutes:

MOTION: Mr. Kostak moved to approve the Planning Commission Regular Meeting minutes of November 8, 1994, as written. Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Hosfeld moved to approve the Planning Commission Work Session minutes of November 8, 1994, as written. Mr. Kostak seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Feverston informed the Planning Commission members that the City received notice this date that a decision made by Judge Foley ruled in favor of the City regarding the Centerville United Methodist Church appeal to allow the demolition of the McCracken house located at 59 East Franklin Street.

Nestle Creek III

Mr. Feverston stated that the Planning Commission has reviewed a residential cluster development plan for the northeast corner of Bigger Road and Alex-Bell Road to create Nestle Creek III which is the final phase of the development. This plan was approved with full width profile streets for the two (2) streets in the project. Mr. Feverston stated that the developers of the project want to move forward with this development, but are requesting that approval to include, specifically, a reduction in street profile of the cul-de-sac street and the elimination of sidewalk along both sides of the cul-de-sac street. He stated that this request is similar to what has been approved for Yankee Trace, Sections 1 and 2. The street profile would be reduced from a 28 ft. back-to-back curb with sidewalks on both sides of the street, to a 21 ft. back-to-back curb cul-de-sac without sidewalks on either side of the street as well as create a central island in between.

Mr. Tom Peebles and Mr. Tom McDougall were present for the consideration of their request.

Mr. Durham asked if something could be done with the design of the cul-de-sac so that a bend could be incorporated in the road so that it would appear not to be straight alignment.

Mr. McDougall indicated that they would look into putting a bend into the cul-de-sac design.

MOTION: Mr. Durham moved to approve the request for a reduction in the street profile from 28 ft. to 21 ft. for Nestle Creek III subject to the following:

1. The cul-de-sac bulb have a landscaped island.
2. The final design of the street be subject to staff approval with consideration that a possible bend incorporated into the design of the road to reduce its attractiveness for driving quickly.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

#### PUBLIC HEARINGS

##### Manor House Properties - Sign Variance

Mr. Feverston reviewed the sign variance application submitted by Manor House Properties located at 6239 Wilmington Pike. The request is for two (2) variances, specifically, to transfer 29 sq. ft. of permitted sign area from the north building elevation to the south building elevation and a small portion to a directional ground sign. The zoning on the property is Office-Service, O-S. The north elevation generates 115 sq. ft. of total sign area. The request is to transfer 21 sq. ft. of that total sign area to the south elevation and 4 sq. ft. to increase the permitted directional sign area from 2 sq. ft. per sign face to 4 sq. ft. per sign face for 8 sq. ft. of total sign area.

Staff has determined that the north elevation is the building front as access is gained along Clyo Road and, therefore, is allowed to be used for signage. Signage could also be opted to be used on the east building wall along Wilmington Pike, however, it would not be visible with the proximity of the building setback to the roadway.

Staff felt there was a hardship in signing the building due to its setback from Wilmington Pike which was not created by the property owner. Therefore, staff recommended that the variance request be approved as submitted.

Mr. Durham asked why a ground sign was not permitted for this office use.

Mr. Feverston stated that a ground sign is permitted, however, the applicants are delaying a ground sign until the entire site is developed in order to identify it properly.

Mr. Foland opened the public hearing.

Mr. Jim Keyes and Mr. Bill Curtis, owners of the property, were present for the review of the variance application.

Mr. Keyes stated that once the property is fully developed, approximately 1.5 acres remain vacant at this time, they will be applying for a ground sign which will comply with the standards in the Sign Ordinance.

Mr. Durham stated that he did not object to the wall sign on the south elevation or a directional ground sign. He did not feel that a variance for a ground sign would be appropriate at this time based on the future signage that will be necessary for the eventual development of the property.

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

MOTION: Mr. Durham moved to approve the Variance application submitted by Manor Properties for the property located at 6239 Wilmington Pike as follows:

- 1. Enlargement of the directional sign from a 1' x 2' to a 2' x 2' shall be permitted.
- 2. The signage generated on the north elevation shall be permitted to relocate 21 sq. ft. of signage to the south building wall elevation.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 4-0.

Mr. Hosfeld stated that the Planning Commission appreciates the treatment given to this particular building by the owners in their restoration efforts and, further, understands the uniqueness to the property in terms of signage requirements when the property is fully developed.

NEW BUSINESS

Resolution No. 1-94/Three Mile Jurisdiction

Mr. Feverston explained that this resolution would allow the City to review proposed subdivisions within specific areas of Washington Township.

MOTION: Mr. Kostak moved to approve Resolution No. 1-94 as presented. Mr. Durham seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

*Sub C Stur*  
*Chairman* 11/10/94