

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, October 13, 1992

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

Attendance: Mr. Robert Hosfeld, Chairman; Mr. Arthur Foland; Mr. James Durham; Mr. Peter McMahon; Mr. Bernard Samples; Mr. Scot Stone. Absent: Mr. Stanley Swartz. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. Foland moved to excuse Mr. Swartz from the meeting. Mr. Stone seconded the motion. The motion was approved unanimously 6-0.

Approval of the minutes of August 25, 1992:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of August 25, 1992, as written. Mr. McMahon seconded the motion. The motion was approved 5-0-1 with Mr. Hosfeld abstaining.

COMMUNICATIONS

Mr. Schwab stated that Construction Managers of Ohio, representing Western Ohio, had requested that their project be tabled. They have agreed to waive the 30-day review period. When revised plans are complete, the City will be notified.

MOTION: Mr. Durham moved to table Western Ohio, Planning Commission Special Approval application, as requested by Construction Managers of Ohio. Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Chevy Chase Park, Ltd. - Variance of Satellite Dish Antenna Requirements

Mr. Schwab reviewed the Variance application submitted by Chevy Chase Park, Ltd., requesting approval to install four (4) ground-mounted, dish-type antennas on their property located at 41 Loganwood Drive. The ordinance provides that not more than one (1) dish-type antenna shall be located on one (1) property. The zoning on the parcel is R-PD, Residential Planned Development. The exact location of installation is proposed to be adjacent to the community building in the center of the complex. The antennas will be within a fenced area on the property. The applicant is requesting this variance to provide satellite antenna service to their residents as an alternative to the local cable television service.

Staff could not find any justification to waive the requirements of the ordinance which limits the number of dishes to one (1), and therefore, recommended denial of the Variance request.

Mr. Hosfeld opened the public hearing.

Mr. John Massey, representing the applicant, stated that the request for the four (4) dishes is necessary to provide service to all the residents of the Chevy Chase complex. Because of the number of channels available and the number of units in the complex selecting from that availability, individual dishes are needed to receive all channels at all times. Mr. Massey pointed out that the location of the dishes are contained entirely within the complex and will not be visible to any of the single-family residences that were required to receive notice of this public hearing.

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

Mr. McMahon asked if this would create a contractual problem with Continental Cablevision.

Mr. Farquhar stated that the contract with Continental Cablevision is not binding.

Mr. McMahon asked if the satellite service would be a for-profit venture.

Mr. Massey stated that the residents of Chevy Chase would be required to subscribe to the service for a fee. He stated that 238 channels would be available at any one time through the number of dishes proposed. This type of installation is a standard procedure.

Mr. Durham stated that the intent of the ordinance is basically related to aesthetics. This application complies with that requirement since the dishes are contained within the complex and it causes no material harm to the adjacent property owners.

MOTION: Mr. Durham moved to approve Application #V-92-51 submitted by Chevy Chase Park, Ltd., requesting four (4) satellite dish-type antennas as submitted. Mr. Samples seconded the motion. The motion was approved unanimously 6-0.

#### NEW BUSINESS

#### Ross Rentals - Minor Amendment to a Planning Commission Special Approval

Mr. Stone left the meeting at this time due to a possible conflict of interest.

Mr. Schwab stated that Ross Rentals is requesting a minor amendment to the Special Approval previously approved by the Planning Commission regarding the elevation of the building along Clyo Road and revisions to the parking area. The building is located on the northwest corner of Clyo Road and East Franklin Street. The approved plan shows a 2-way driveway in front of the building with railroad tie planter areas separating the driveway from the parking area which extends to approximately 5 feet from the existing sidewalk. This area between the parking area and the sidewalk will be landscaped as was approved by Council in a Variance application on Appeal.

The request of the applicant is to make a change to the elevation of the building. In modifying the building, a different treatment would be used on the front of the building than was previously approved. Finwalls will be constructed with concrete planting boxes spaces in front of those fin wall areas. The roof structure will extend over the finwall areas to create a mansard roof affect. The parking area has been revised slightly to show what actual dimensions exist on the site; however, a 20 foot, 2-way driveway against the building will still be maintained. With the slight changes in the configuration of the parking area, the parking standards in the ordinance will be met. The basic changes in the plan are to alter the building elevation, alter the parking lot and a request to use vinyl siding covering the concrete block. The previous plan was approved with wood siding. Mr. Schwab stated that vinyl siding is not a permitted building material unless specifically approved by the Planning Commission, however, it does not require a Variance hearing.

Staff recommended approval of the request with the exception of the use of vinyl siding.

Mr. Durham and Mr. McMahon stated that the changes in the building elevation and the parking area are reasonable; however, they felt that wood siding should be used rather than vinyl siding.

MOTION: Mr. Foland moved to approve the request submitted by Ross Rentals for a minor amendment to the Special Approval application. This amendment includes the revisions to the building elevation and parking area only, and is subject to the use of wood siding rather than a vinyl material. Mr. McMahon seconded the motion. The motion was approved 4-1 with Mr. Foland voting no.

Mr. Stone returned to the meeting at this time.

Mr. Greg Horn, City Manager, was present to introduce himself to the members of Planning Commission.

There being no further business, the meeting was adjourned.

*Robert Hoefel 10/27/92*