

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 25, 1992

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

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

MOTION: Mr. Foland moved to excuse Mr. Swartz, Mr. Stone and Mr. Samples from the meeting as each member gave notice to the Planning Department. Mr. McMahon seconded the motion. The motion was approved unanimously 4-0.

Approval of the minutes of January 28, 1992:

MOTION: Mr. Foland moved to approve the Planning Commission minutes of January 28, 1992, as written. Mr. McMahon seconded the motion. The motion was approved 2-0-2 with Mr. Hosfeld and Mr. Durham abstaining.

COMMUNICATIONS

Ashland Oil Company - Request for Extension of Approval

Mr. Schwab stated that a request for an extension of approval had been received from Ashland Oil Company concerning their location at 113 North Main Street. The original approval for demolition of the existing site and a total reconstruction of the gasoline station/mini-market was given by the City in 1987. At that time, a Variance application and a Planning Commission Special Approval application were submitted to the City for review. The Special Approval application was approved with conditions and the Variance application was approved in part. The Variance was to first re-establish a nonconforming use for a gas station which is not a permitted use in the Architectural Preservation District (APD). This Variance for use was approved by the Planning Commission and is still in effect today. A second Variance was to allow front and side yard parking on the site which was denied by the Planning Commission. The third Variance pertained to the building setback from North Main Street which was approved by the Planning Commission. The fourth, and final, Variance was concerning the sign requested to be 32 sq. ft. per side/64 sq. ft. total sign area, which was denied by the Planning Commission.

An application to City Council was submitted to appeal the decision of the Planning Commission concerning their action of denial on two points of the Variance application. City Council overturned the decision of Planning Commission concerning the front and side yard parking on the site, and upheld the decision of the Planning Commission concerning the total sign area permitted.

The request, at this time, is to extend the approval that was given back in 1987 in order to build that approved plan.

The normal expiration is two (2) years unless the body granting that approval gives an extension. If the extension is not granted, the complete review process must be done again. Mr. Schwab pointed out that the Variances approved are still effective as they do not expire; however, the review of the site layout would be the portion of the project to be submitted to the City for review if that would be the desire of the Planning Commission.

The members of the Planning Commission asked if approval could be given in the form of an extension since a two (2) year period had already expired.

Mr. Farquhar stated that the Planning Commission would have the authority to grant such a request.

MOTION: Mr. Durham moved to grant a six (6) month extension of the Planning Commission Special Approval application submitted by Ashland Oil Company for property located at 113 North Main Street. Expiration of this extension shall be August 25, 1992. Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

Centerville Power Equipment/Ross Rentals - Variance

Mr. Schwab reviewed the Variance application submitted by Centerville Power Equipment/Ross Rentals located on the northwest corner of Clyo Road and Franklin Street. The zoning on the property is Light Industrial, I-1.

The proposal is to divide the property with a new property line through the existing building with the northern portion of the building to be owned and operated by Centerville Power Equipment and the southern portion of the building to be owned and operated by Ross Rentals. Additional parking is proposed to be added along Clyo Road east of the existing building. In order to accomplish this division of property the following variances are being requested:

1. A zero (0) foot building side yard setback to the new proposed property line between the Ross Rentals and Centerville Power Equipment properties rather than the required 20 feet; and
2. A zero (0) foot minimum parking and paving setback to the new proposed property line between the Ross Rentals and Centerville Power Equipment properties and to the East Franklin Street and Cloyo Road right-of-ways rather than the required 10 feet.

Staff recommended to approve the building side yard setback to the new proposed property line based on the uniqueness of the dimensions of the existing lots involved.

Staff recommended to deny the parking and paving setback to the new property line based on no unique situation for this particular request.

Mr. Hosfeld opened the public hearing.

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

Mr. McMahon asked if the separation between the parking areas would create a problem for fire equipment.

Mr. Schwab stated that each property has its own curb cut, therefore, it would not necessary for the two (2) parking areas to be joined.

Mr. Durham stated that be taking the current lots and dividing them into two (2) lots, a economically viable use would be created that is not there presently. That is the basis of the uniqueness in granting the variance.

Mr. Foland stated that the Planning Commission indicated at the last meeting that the parking configuration was not satisfactory and thought a revision would be submitted.

MOTION: Mr. Durham moved to approve the Variance for building side yard setback allowing a zero (0) foot setback between Ross Rentals and Centerville Power Equipment as requested. Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

MOTION: Mr. Durham moved to approve the Variance for parking and paving setback allowing a zero (0) foot setback between Ross Rentals and Centerville Power Equipment, and to the East Franklin Street and Cloyo Road right-of-ways as requested. Mr. McMahon seconded the motion. The motion was unanimously denied 0-4.

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Mr. Will Wilson, applicant, was present for the review and was made aware of his right to appeal the decision of the Planning Commission to City Council.

There being no further business, the meeting was adjourned.

R. H. Hefel 4/23/92