

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, March 10, 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. Scot Stone; Mr. Bernard Samples. Excused Absent Members: Mr. Stanley Swartz; Mr. Peter McMahon. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

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

PUBLIC HEARINGS

Lexington Meadows (Hills Developers) - Sign Variance

Mr. Schwab reviewed the sign variance application submitted by Hills Developers for their condominium project, Lexington Meadows, located on the southeast corner of Bigger Road and future Clyo Road. The zoning on the property is Residential Planned Development, R-PD. The specific request is for three (3) permanent ground signs rather than the permitted one (1) sign. Mr. Schwab stated that one (1) sign is currently in place along Bigger Road at Baldwin Drive. He pointed out that a variance was approved for the Nestle Creek subdivision to the south to allow an identification sign for that project. The difference in those projects is that multi-family zoning is permitted an identification sign under the standards of the Zoning Ordinance and single-family residential zoning does not permit signage at the current time.

The subject of this variance is to allow two (2) additional signs for the project. One is to be located on the east side of Yardley Circle and Baldwin Drive on a wall which has been constructed at that location. They have requested to place brass letters on that wall. Also requested is a sign along future Clyo Road at Fairington Drive.

Staff recommended to approve the request stating that the project has frontage on three (3) sides (Bigger Road, future Clyo Road and Baldwin Drive), which is basically a unique situation.

Mr. Hosfeld opened the public hearing.

Mr. Glenn Brehm, Development Manager for Hills Developers, stated that the staff review covered the points of their basis for the variance request, stating they are simply looking for identity at their separate access points to the project. He stated that the developers of Nestle Creek thought that the sign at the Yardley Circle/Baldwin Drive location was a good one in order to give clear delineation to which development is Nestle Creek and which is Lexington Meadows. He stated, further, that the total sign area of the three (3) signs is less than which is permitted for one (1) sign under the standards of the Zoning Ordinance.

Ms. Susan Rausch, 6778 Raven Cove, stated that she, as well as several of her neighbors, are opposed to another sign. She stated that this strongly detracts from what Nestle Creek is all about. They are trying to develop a very natural looking environment. These signs are white brick walls with approximately 10 to 12 feet of fluorescent lighting against them and feels that they detract from the single-family homes that are on the other side of the street. She felt that the existing sign is sufficient to let people identify the project.

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

Mr. Durham stated that the City is in the process of amending the sign ordinance concerning identification signs for subdivision projects. He stated that if this ordinance were in effect, the applicant would still be requesting a variance.

Mr. Schwab stated that under the standards in the proposed ordinance, signage would be permitted where there is access to the project. In this particular situation, signage could be placed along the entrance at future Clyo Road and a second sign at Yardley Circle/Baldwin Drive.

Mr. Durham stated that he could not support granting a variance which would allow a greater standard than what is proposed in a proposed amendment to the sign ordinance. He stated that the wall that has been constructed at the Yardley Circle location matches the wall and sign along Bigger Road and, therefore, should be obvious to people that is the entrance to Lexington Meadows. He stated he would be willing to grant the variance for the sign along Clyo Road, however, if the two (2) signs are to be considered together, he would not support the variance request.

The other members of the Planning Commission agreed with Mr. Durham's comments.

MOTION: Mr. Durham moved to approve the Variance to allow identification signage at future Clyo Road and Fairington Drive as requested by Hills Developers for Lexington Meadows. Mr. Stone seconded the motion. The motion was approved unanimously 5-0.

MOTION: Mr. Foland moved to approve the Variance to allow identification signage at Yardley Circle and Baldwin Drive as requested by Hills Developers for Lexington Meadows. Mr. Durham seconded the motion. The motion was denied 0-5.

The applicant was informed of the right to appeal this decision to City Council.

NEW BUSINESS

Nestle Creek, Section 7 - Record Plan

Mr. Schwab reviewed the Record Plan for Nestle Creek, Section 7, located along the east side of Bigger Road north of Alex-Bell Road (SR 725). Section 7 of Nestle Creek proposes 15 lots to be situated on 6.897 acres of land zoned R-1c, Single-Family Residential. The area of Section 7 is in the northeast corner of the entire project and is adjacent to the northwest corner of the Cheltenham development and will complete the development up to future Clyo Road, but with no intersection to Clyo Road.

Staff recommended approval of the Record Plan subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
3. The street Hollowview "Drive" shall be changed to "Trail" on the Record Plan to be consistent with a previously approved section.

MOTION: Mr. Foland moved to recommend approval of the Record Plan for Nestle Creek, Section 7, to Council subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.
3. The street Hollowview "Drive" shall be changed to "Trail" on the Record Plan to be consistent with a previously approved section.

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

There being no further business, the meeting was adjourned.

*B. Foland 4/28/92*