

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, June 9, 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. Stanley Swartz; Mr. Peter McMahon; Mr. Bernard Samples. Absent: Mr. Scot Stone. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney.

MOTION: Mr. Foland moved to excuse Mr. Stone from the meeting as he gave notice to the Planning Department. Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

Approval of the minutes of April 28, 1992:

MOTION: Mr. Durham moved to approve the Planning Commission minutes of April 28, 1992, as written. Mr. Foland seconded the motion. The motion was approved 5-0-1 with Mr. Stone abstaining.

COMMUNICATIONS

Dille Clinical Laboratory - Extension of Special Approval

Mr. Schwab explained that in August of 1990, approval was granted to Dille Labs for a temporary mobile office at the rear of the existing building at 85 Compark Road for a 2-year period. He stated that the applicant has indicated that due to a change in ownership of the company, they are requesting an additional 2-year approval. The building is at capacity, however, they would like to remain in the City while considering their options one of which might be to construct an addition to the existing building. The new owner is not prepared to make that commitment at this time.

Staff recommended to approve the additional 2-year period as requested.

Mr. Joe Cogliano, representing Dille Clinical Laboratory, was present for the review of the request.

Mr. Durham asked if a 1-year approval would be appropriate.

Mr. Cogliano stated that the new owners are looking at how much the company can grow over a 12 to 15 month period. At that time, they will be able to estimate the needs required. If things advance as projected, a 3,000 sq. ft. addition to the existing building is expected. In 6 years since occupying the building, the number of employees has increased from 35 to 130 employees.

MOTION: Mr. Samples moved to approve the 2-year extension of the Special Approval as requested by Dille Clinical Laboratory located 85 Compark Road.

PUBLIC HEARINGS

Ashland Oil Company (SuperAmerica) - Appeal of BAR Decision

Mr. Schwab reviewed the Appeal application submitted by Ashland Oil Concerning a Sign Variance which was denied by the Board of Architectural Review (BAR). The Variance request was proposed to permit a sign area of 32 sq. ft. per side and a total of 64 sq. ft. for the new SuperAmerica facility to be located at 113 North Main Street. The Sign Ordinance allows a single ground-mounted sign to be 16 sq. ft. per side and a total of 32 sq. ft. The proposed sign would meet the requirements of the maximum standards permitted in the City's other business zoned districts. Mr. Schwab stated that the decision to deny the Variance by the BAR was a vote of 6-0-1.

Mr. Hosfeld opened the public hearing.

Mr. John Koverman, attorney representing Ashland Oil, and Mr. Jim Deselms, Ashland Oil, were present for the review of the application.

Mr. Koverman stated that the Planning Commission, in the past few months, approved an extension for the construction of the new SuperAmerica facility at the North Main Street location. He stated that the plans are well underway and the intent of Ashland Oil is to build the station whether the Variance is approved or is not approved. He stated that they are requesting an increase in signage because they believe that it is necessary to make the station successful. Mr. Koverman stated that the nonconforming signage which did exist at this location until removed a few months ago was over 400 sq. ft. of total sign area. The total amount of sign area permitted for this site is 32 sq. ft. and the request is for a total of 64 sq. ft. Mr. Koverman stated that the BAR tabled the request in order to get more information regarding site, speed, visibility, etc., with a possible compromise based on those findings. He stated that the findings of Ashland Oil were that a 24 sq. ft. per side/48 sq. ft. total sign area sign would accomplish their goal and would, therefore, be adequate. Mr. Koverman stated that when they left the Work Session with the BAR, they felt it was very productive and that the compromise was going to be approved. He stated that they were not happy about that situation, and felt that the reasoning for an increase in signage is justified. Since gas stations are very consumer oriented, identification, as well as price, must be advertised.

Mrs. Betty Ann Perkins, 32 West Ridgeway, stated she was a member of the Historical Society that has a concern with the streetscape in the Architectural Preservation District (APD). She stated that the community is taking pride in the City's project at Benham's Grove. It has added to the beauty of the downtown area and to the APD, so we must be careful not to detract from that image by inappropriate sizes of signs. If this Variance is approved, it becomes more difficult to say no to other applications. Mrs. Perkins encouraged the Planning Commission to maintain the standards in the Ordinance in order to maintain an attractive streetscape.

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

Mr. Swartz asked if the BP station on North Main Street was given a variance for their new signage.

Mr. Schwab stated that a variance was requested, however, it was denied. At that point, the existing signs were simply given new sign faces and the structures were not changed which is permitted.

Mr. Durham stated that the loss of revenue is not a sufficient reason for granting approval of a variance, that the applicant must prove that the property is not useable. He stated that Mr. Koverman has stated that Ashland Oil will construct the station even with a small sign, therefore, indicating that the property is useable. Mr. Durham pointed out that Mr. Koverman indicated that their business would be from persons traveling Main Street to and from work. Under those circumstances, Mr. Durham stated people would be familiar with the station location and would not rely on signage. He suggested that perhaps the applicant should request larger signage for gas stations to be located in the APD.

MOTION: Mr. Foland moved to deny the Sign Variance as requested by Ashland Oil for SuperAmerica to be located at 113 North Main Street and, therefore, uphold the decision of the Board of Architectural Review. Mr. McMahon seconded the motion. The motion was approved unanimously 6-0.

Joseph F. Rippe, Tr. and Joseph F. Bernardin, Tr. - Rezoning

Mr. Schwab reviewed the request for a rezoning by Joseph F. Rippe, Tr. and Joseph F. Bernardin, Tr., for property located along Wilmington Pike, north of future Center Point Drive and south of future Clys Road. The application contains two (2) parcels of land requesting rezoning which are north of the Cheltenham subdivision and adjacent to the St. Francis Church property. One of those parcels is part of the Church property. Mr. Schwab explained that this application is the result of a land swap by the Church and Joseph Rippe in order to allow the Church to improve their future

access with the reconstruction of Wilmington Pike and the proposed median in front of the Church. This would allow the Church to extend a two-lane road to accommodate access to the signalized full movement intersection at Clyo Road and Wilmington Pike. The approval of this application would not significantly increase the amount of the B-1 zoned land. This proposed change would only create a slight reconfiguration of the zone lines that would allow the Church to access to Center Point Drive.

Mr. Schwab stated that a letter was received by the City from Far Hills Baptist Church, one of the property owners notified of this public hearing, stating they had no objection to the rezoning request.

Staff felt that there would virtually be no impact to surrounding properties should the rezoning application be approved and, therefore, recommended approval as requested.

Mr. Hosfeld opened the public hearing.

Mr. Doug Betz, Woolpert Consultants, was in attendance to represent St. Francis Church and Joseph Rippe, Tr. Mr. Betz stated that this application was originally initiated by the urging of the City Engineer since consideration was being given to the construction plans for the Wilmington Pike improvement. He stated that the net loss of residential zoning is only.011 acres and felt that the benefits would far outweigh the loss.

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

MOTION: Mr. Samples moved to recommend approval of the rezoning application, #2-92-24, submitted by Joseph F. Rippe, Tr. and Joseph F. Bernardin, Tr., to Council. Mr. McMahon seconded the motion. The motion was approved 5-0-1 with Mr. Swartz abstaining.

NEW BUSINESS

Centerville Woods - Record Plan

Mr. Schwab reviewed the Record Plan for Centerville Woods located north of Joy Elizabeth Drive and south of West Spring Valley Road. The zoning on the 6.731 acre parcel is R-1d and will provide 20

single-family lots. Mr. Schwab stated that the stormwater detention will be dealt with off-site with an existing detention basin through an agreement with Beerman Realty, the adjacent property owner and developer of Centerville Place. This record plan meets the requirements of the Special Approval application approved previously by the City for this particular project. The northern section of existing Joy Elizabeth Drive will be brought up to the City's current Subdivision Regulations specifications including curb and gutter, storm sewer and 4-foot sidewalk along the north side of Joy Elizabeth Drive. Sidewalks will be constructed throughout the subdivision along both public streets.

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. The southern cul-de-sac street shall be renamed subject to approval by the Planning Department.
3. 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.
4. Prior to the signing of the record plat by the City, the developer shall pay a fee-in-lieu of dedicating parkland in accordance with the provisions of the City Parkland Dedication Ordinance.

MOTION: Mr. Durham moved to recommend approval of the Record Plan for Centerville Woods 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. The southern cul-de-sac street shall be renamed subject to approval by the Planning Department.
3. 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.

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4. Prior to the signing of the record plat by the City, the developer shall pay a fee-in-lieu of dedicating parkland in accordance with the provisions of the City Parkland Dedication Ordinance.

Mr. Foland seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

approved:

Robert H. Heford

7/14/92