

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, November 29, 1988**

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

Attendance: Mr. Elmer C. Tate, Jr., Chairman; Mr. Robert Looper; Mr. Arthur Foland; Mrs. Marian Simmons; Mr. Robert Hosfeld; Mr. Stanley Swartz; Mr. Robert Chappell (where noted). Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Mike Haverland, Administrative Assistant.

Approval of the minutes of the November 8, 1988, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of November 8, 1988, as written. Mr. Foland seconded the motion. The motion was approved unanimously 4-0-2 with Mr. Hosfeld and Mr. Swartz abstaining.

COMMUNICATIONS

Thomas Harrigan - Reconsideration of Sign Variance

Mr. Schwab stated that this proposal is a modified version of the original variance which has been reduced in sign height from 35 feet to 32 feet and would, therefore, no longer exceed the height of the building. The sign area has been reduced from 211 square feet per foot to 80 square feet for a total of 160 square feet of sign area. Mr. Schwab stated that the maximum sign area permitted is 32 square feet per face for a total of 64 square feet of sign area; and the permitted sign height at the requested setback would be a maximum of 12 feet.

Mr. Chappell arrived at this time.

MOTION: Mr. Foland moved to remove the variance issue for Thomas Harrigan Chrysler/Plymouth from the table for active discussion. Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

Mr. Swartz asked Mr. Hall to again explain the reasons for the request.

Mr. David Hall, representing the applicant, stated that his client is requesting signage that is compatible with other signs in the area, further explaining that the drastic difference in size is due to the changes in the Ordinance over the years.

Mr. Swartz stated that he felt that the dealership was not experiencing a hardship that would justify a variance.

Mr. Hall stated that the revisions in the Ordinance does not change the environment in which his client is doing business.

Mr. Hosfeld stated that he felt it is difficult to isolate a particular area to allow greater standards for a particular type of business.

MOTION: Mr. Poland moved to deny the modification of the Sign Variance requested by Thomas Harrigan Chrysler/Plymouth, 95 Loop Road. Mr. Looper seconded the motion. The motion was approved 4-3 with Mr. Tate, Mrs. Simmons and Mr. Chappell voting no.

#### UNFINISHED BUSINESS

An Ordinance Amending Ordinance Number 11-86, the Zoning Ordinance of Centerville, Ohio, Enacting Revised Zoning Regulations for the City of Centerville, Ohio, in Accordance with the Provisions of Chapter 713 of the Ohio Revised Code.

This item is to remain on the table until discussed in Work Session scheduled for Tuesday, January 17, 1989, at 7:30 P.M.

#### NEW BUSINESS

##### Motor Werks - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Motor Werks to be located in Centerville Business Park north of Clys Road at Centerville Business Parkway. The zoning on this one (1) acre parcel is I-PD, Industrial Planned Development. The proposal is to construct a 7,000 square foot auto leasing agency. Eight (8) parking spaces are required and the plan proposes 24 spaces on the site. The building itself is proposed to be a contemporary brick building with a fascia treatment along the top and plate glass windows in the front display area. The back portion of the building is primarily devoted to the garage storage area and preparation area for the cars rented or leased on the property.

Staff recommended to approve the Special Approval subject to the following conditions:


1. A minimum of five (5) percent of the parking lot area (635 square feet) shall be devoted to landscaping subject to the approval of the Planning Department.
2. A raised sidewalk shall be installed along the west side of the building.
3. A turning radius of a minimum of five (5) feet shall be installed on the east and west corners of the south parking bay to aid in vehicle maneuvering.
4. An exterior lighting plan shall be subject to the approval of the Planning Department.

MOTION: Mr. Chappell moved to approve the Planning Commission Special Approval application for Motor Werks, located in Centerville Business Park, subject to the following conditions:

1. A minimum of five (5) percent of the parking lot area (635 square feet) shall be devoted to landscaping subject to the approval of the Planning Department.
2. A raised sidewalk shall be installed along the west side of the building.
3. A turning radius of a minimum of five (5) feet shall be installed on the east and west corners of the south parking bay to aid in vehicle maneuvering.
4. An exterior lighting plan shall be subject to the approval of the Planning Department.

Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

  
12/13/88

