

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, December 13, 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. Absent: Mr. Robert Hosfeld; Mr. Stanley Swartz; Mr. Robert Chappell. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of the November 29, 1988, Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of November 29, 1988, as written. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

Centerville East Plaza - Sign Variance

Mr. Schwab reviewed the application submitted for Centerville East Plaza, 881 East Franklin Street, requesting a Variance for sign setback and sign height. The zoning on the property is B-2, General Business. The ground sign setback is required to be 25 feet from the public right-of-way and the proposed setback is 10 feet. The sign height permitted is 6 feet and the applicant is requesting a sign height of 8 feet. Mr. Schwab stated that the additional 2 feet being requested for sign height is to offset the slope area extending from the right-of-way towards the building area. The proposed sign is 32 square feet per side which is within the size criteria.

Staff recommended that the Variance application be approved based on the topography situation as well as the existing layout of the parking lot that precludes placing a sign at the 25 foot setback. It was also staff's feeling that the requested variances were the minimum variances that would be necessary to achieve the offset of the unique circumstances. Any approval should be subject to the following condition:

1. The existing ground-mounted sign for the shopping center shall be remove from the property.

Mr. Tate opened the public hearing.

Mr. Jim Hardin, Wilson Sign Company, stated that the main idea of the sign is to update the signage in the center, to improve the situation as to what now exists, and to properly identify the shopping center for the purpose of unifying the center for the merchants.

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

Mr. Foland expressed concern as to how the new sign will be visible since one of the tenants parks their vans parallel to East Franklin Street most of the time.

Mr. Robert Ferguson, property owner, stated that he intends to speak to that tenant and get their cooperation to park properly in order to allow visibility of the sign.

Mr. Farquhar stated that how vehicles park on private property cannot be regulated by the City.

MOTION: Mr. Looper moved to approve the Variance application submitted by Robert Ferguson for Centerville East Plaza, 881 East Franklin Street, subject to the following condition:

1. The existing ground-mounted sign for the shopping center shall be remove from the property.

Mrs. Simmons seconded the motion. The motion was approved unanimously 4-0.

#### 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

##### Hartcrest Lane/Zengel Drive - Record Plan (Street Dedication)

Mr. Schwab reviewed the Record Plan (Street Dedication) for Hartcrest Lane and Zengel Drive which is the final section of public street in the Deer Run-Condominium project. These two (2) small sections of roadway are situated on .38 acres of land zoned RP-D, Residential Planned Development.

Staff recommended to approve the Record Plan subject to the following condition:

1. In lieu of the completion of the public improvements prior to the signing by the City of the Record Plan, the developer shall post a performance bond and shall pay an inspection fee in amounts approved by the City Engineer and shall enter into a subdivider's agreement with the City.

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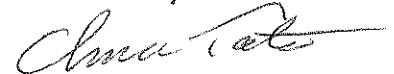
MOTION: Mrs. Simmons moved to recommend approval of the Record Plan for Hartcrest Lane/Zengel Drive to Council subject to the following condition:

1. In lieu of the completion of the public improvements prior to the signing by the City of the Record Plan, the developer shall post a performance bond and shall pay an inspection fee in amounts approved by the City Engineer and shall enter into a subdivider's agreement with the City.

Mr. Foland seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

1-10-89

A handwritten signature in cursive script, likely belonging to the City Engineer mentioned in the text above.

