

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, May 10, 1988**

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

Attendance: Mr. Elmer C. Tate, Jr., Chairman; Mr. Robert Looper; Mr. Robert Hosfeld; Mr. Arthur Foland; Mr. Robert Chappell.
Absent: Mrs. Marian Simmons; Mr. Stanley Swartz. 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 April 26, 1988, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of April 26 1988, as written. Mr. Foland seconded the motion. The motion was approved unanimously 5-0.

PUBLIC HEARINGS

Woodley Development Company - Sign Variance

Mr. Schwab reviewed the application submitted by the Woodley Development Company requesting a sign variance for an identification sign for Centerville Business Park to be located on the northwest corner of Clyo Road and Centerville Business Parkway. The zoning on the property is Industrial Planned Development, I-PD. The required setback for the sign is 25 feet from the right-of-way and the applicant is requesting 4 feet from the right-of-way. The size of the double-faced sign is 32 square feet per side for a total of 64 square feet which is permitted. Mr. Schwab stated that staff had walked the location of the proposed sign and it would not interfere with the sight distance at the intersection.

Staff recommended to approve the variance request based on the following analysis:

1. This property is unique by reason of the necessity to construct a stormwater detention basin on the immediate corner of this particular lot for the entire industrial development.
2. The proximity of the detention basin to the public right-of-way does not allow for the reasonable placement of a ground sign at this corner at the required minimum setback of twenty-five (25) feet. The land owner is deprived of rights that other property owners within this same zoning district enjoy.
3. Although the property owner constructed the detention basin, its location was determined by the City's Stormwater Drainage Ordinance.

4. The requested variance is necessary for the reasonable use of this corner lot to advertise this development.

Mr. Tate opened the public hearing.

Mr. Dick Witt, representing Woodley Development Company, stated that the purpose of the request is based on the fact that there is no other location for its placement. The sign will have a stone base with granite above. The sign itself will have an aluminum face and gold letters. At this time, there are no plans to illuminate the sign. Landscaping will be provided at the base of the sign.

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

Mr. Looper indicated that this variance application should be approved based on the fact that this unique situation was created as a result of the Stormwater Drainage Ordinance.

Mr. Foland was concerned that the proposed angle of the sign would not allow the sign to be effective.

Mr. Witt stated that they had viewed the site and determined that the angle would be appropriate.

MOTION: Mr. Looper moved to approve the variance application submitted by the Woodley Development Company to allow a four (4) foot sign setback as requested. Mr. Chappell seconded the motion. The motion was approved unanimously 5-0.

UNFINISHED BUSINESS

Centerville Mill - Planning Commission Special Approval

Mr. Schwab stated that a revised plan had been submitted for Centerville Mill which located the existing mill buildings on the plan. He indicated that staff still had the same concerns for the future development of the two (2) storage buildings proposed in this application. He stated that the separation between the proposed buildings, and the driveway widths behind those buildings were the main concerns.

The Fire Department has commented that there should be a minimum of 25 feet between the existing propane storage facility and the proposed buildings as required by the State of Ohio. Another concern is that the proposed buildings will not allow the propane facility to maintain a 25 foot area south of the propane storage facility which is designated as a recreational vehicle filling area.

Mr. Schwab stated that staff recommended that the application be denied as it has not changed since the last review. He added that staff is not certain that the plan is drawn as it exists, based on what the aerial photos of the site show.

Mr. Will Wilson, applicant, was present to review the application. He stated that these particular buildings are to be used for storage of the Mill's products due to the amount of thefts that have occurred on the site over the years. Mr. Wilson stated that whatever guidelines the Planning Commission gives him to construct the buildings, he will comply with in order to get the storage area needed for the Mill's inventory.

Mr. Schwab stated that staff's concern is that in the future should those units be leased to others for storage use, the 10 foot setback along the west property line will not be adequate. He stated that 10 feet is not a large area for inexperienced drivers of U-haul type trucks to drive through without perhaps damaging the vehicles as well as the buildings.

Mr. Wilson suggested decreasing the width of the buildings to 25 feet instead of the proposed 30 feet and adding that 5 feet to the setback from the west property line.

Mr. Schwab stated that the setback should be a minimum of 18 feet.

The members of the Planning Commission indicated they felt 10 to 15 feet would be an adequate spacing.

Mr. Schwab stated that 3 feet could make a big difference based on staff's feeling that the site plan is not exact in dimension.

Mr. Wilson stated that if the buildings were 25 feet in width, he would request only the 250 foot building be approved and he would propose an alternative plan at a later date for the second building.

MOTION: Mr. Chappell moved to approve the Planning Commission Special Approval application submitted by Centerville Mill subject to the following conditions:

1. This approval shall be restricted to the one (1) mini-warehouse building shown on the plan as 30 feet by 250 feet, however, the width shall be decreased to 25 feet in width.
2. The mini-warehouse building shall maintain no less than a 15 foot setback from the west property line.
3. The mini-warehouse building shall maintain no less than a 26 foot setback from the east property line.

4. The mini-warehouse building shall be situated no closer to the existing Centerville Mill Buildings than 19.6 feet between its east wall and the west wall of the existing Centerville Mill Buildings.
5. The materials and colors shall be the same as the previously approved building currently under construction.
6. No building shall be less than 25 feet from the propane tank as regulated by the State of Ohio.

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

There being no further business, the meeting was adjourned.


5-31-88