

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, August 9, 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 Chappell; Mrs. Marian Simmons; Mr. Arthur Foland. Absent: Mr. Robert Hosfeld; Mr. Stanley Swartz. Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner.

Approval of the minutes of the July 26, 1988, Meeting:

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

COMMUNICATIONS

Epiphany Lutheran Church - Minor Amendment

Mr. Schwab reviewed a request from Epiphany Lutheran Church located at 6430 Far Hills Avenue to install a 14 foot by 64 foot mobile classroom unit. The Church is requesting approval for the placement of this unit to be located at the rear of their facility and immediately south of the existing parking area for a 2 year period.

Staff recommended that the request be approved for the 2 year period or until completion of the future expansion whichever comes first.

Mrs. Simmons asked if the expansion plans will be submitted to the City soon.

Mr. Schwab stated that he had met with representatives of the Church to review their concept of the expansion, however, the architects are working on the project and have not submitted any plans to the City at this time.

MOTION: Mr. Foland moved to approve the Minor Amendment as requested by Epiphany Lutheran Church, 6430 Far Hills Avenue, for the placement of a temporary 14 foot by 64 foot mobile unit subject to the following conditions:

1. All zoning and code specifications must be satisfied;
2. The approval period shall not exceed 2 years.

Mrs. Simmons seconded the motion. The motion was approved 4-0-1 with Mr. Looper abstaining.

PUBLIC HEARINGSHills Building and Construction Services No. 3 - Sign Variance

Mr. Schwab reviewed the variance application submitted by Hills Building and Construction Services No. 3 for the number of temporary ground signs, an extended period of display, sign height and sign area. The Villages of Willow Creek and Estates at Willow Creek are located along the west side of Bigger Road between Alex-Bell Road (SR 725) and Clyo Road, and are located on two (2) separate lots.

The number of temporary signs permitted on each premise is one (1) sign--the request is for a total of nine (9) signs combined on the two (2) lots. Sign height is permitted to be six (6) feet and the applicant is requesting a twelve (12) foot sign height. A total of twelve (12) square feet of sign area is permitted and the applicant is requesting a total of 232 square feet. One additional variance is being requested to allow the placement of these temporary signs until the project is completed--the Sign Ordinance allows ninety (90) days of display for a temporary sign.

In viewing the site, this date, it appears that all signage has been removed with the exception of the temporary sign on the southwest corner of Bigger Road and Clyo Road, the temporary sign on the northwest corner of Bigger Road and Alex-Bell Road (SR 725), and the permanent sign along Bigger Road. Mr. Schwab pointed out that even though the permanent wall signage has been installed, a sign permit has not been issued.

The Planning Commission, at their regular meeting on August 25, 1987, approved a variance request by this same applicant to permit two (2) temporary ground signs, one (1) for each lot. A condition to the variance was that the sign face area of each sign was to comply to the provisions of the Sign Ordinance and not be constructed in a "V" configuration. A condition was placed on that approval stating that the temporary signs shall expire after June 30, 1988, and no additional temporary signs may be displayed after that date for the remainder of 1988.

Staff recommended that the variance be denied based on the conditions of the previously approved variance, as well as no unique conditions on the property.

Mr. Tate opened the public hearing.

Mr. Louis Guttman, representing Hills Developers, stated that the signage, as noted in the staff report, had indeed been removed from the site. He indicated that by doing so, the variance request was being reduced in number of temporary signs to two (2) signs. In addition, the temporary signs would meet all requirements contained in the Sign Ordinance with the exception of the length of time for display which would now be the only subject of consideration for variance.

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

Mr. Tate indicated that he felt the signs are appropriate in order to market the project.

Mr. Foland stated that other condominium projects in the community have not gone to such intense lengths to market their units.

Mr. Looper stated that the purpose of a temporary sign is to identify a project until the permanent sign is in place, and this project has installed that permanent sign without benefit of a sign permit.

Mr. Chappell asked for clarification as to the length of time being requested for the variance and if the sign appearance would be similar to the existing signs.

Mr. Guttman stated that they would like to have the signs displayed for the construction and marketing period. The signs will, when redesigned to the size requirements, have basically the same appearance as the existing signs.

The members of Planning Commission told Mr. Guttman that they were not pleased with the fact that his company basically ignored the requirements of the City.

MOTION: Mr. Chappell moved to approve the Variance Application submitted by Hills Building and Construction Services No. 3, Inc., subject to the following conditions:

1. Sign locations shall be limited to the southwest corner of Bigger Road and Clyo Road, and northwest corner of Bigger and Alex-Bell Road (SR 725).
2. The number of temporary signs shall not exceed one (1) sign for each location.
3. Each sign shall satisfy all size, height and setback requirements as provided in the Sign Ordinance.

4. The time of temporary sign display for the purpose of enhancing visibility and identifying marketing shall not exceed a one (1) year period without further review and approval by the Planning Commission.

Mrs. Simmons seconded the motion. The motion was approved 3-2 with Mr. Foland and Mr. Looper voting no.

Young Learners World - Sign Variance

Mr. Schwab reviewed the request submitted for Young Learners World located on the southeast corner of Norwich Lane and Olde Greenbrier Lane. The zoning on the property is Office Planned Development, O-PD. The applicant is requesting approval for an off-premises temporary ground sign which is prohibited in the Sign Ordinance. The sign would also exceed the permitted 12 square foot sign area for a temporary sign with the proposal of 28 square feet. An additional variance is being requested for an accessory use, a playground, to be located in the front yard which is, again, prohibited by the Zoning Ordinance.

Mr. Schwab stated that the applicant desires more visibility to the new facility from highly travelled Alex-Bell Road by placing the temporary sign at the proposed off-site location. Staff felt that a child care use would not necessitate visibility since clients would seek these types of facilities through other means than temporary signs. The request for the placement of a playground in the front yard was created by the development of a small site which has worked itself into requiring the variance rather than the property being unique. Although it would be more costly for the applicant, additional property could be purchased to accommodate the playground location.

Staff recommended that the variance request be denied based on no uniqueness to the property.

Mr. Tate opened the public hearing.

Mr. Bill Wood, representing the applicant, stated that they need assistance in identifying Olde Greenbrier Lane as a public street and not simply an entrance drive for the condominium project. He stated that he disagrees with staff, that child care uses do need identification. Mr. Wood stated that the variance for the playground was necessary due to the height of the playground equipment. If the proper setbacks were maintained, the playground equipment would be situated almost even with the eaves of the building. The applicant felt that this situation would be out of character with the building and would be more aesthetically pleasing to move the equipment as proposed.

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

Mrs. Simmons inquired as to how this issue was overlooked by the applicant when the site plan layout was reviewed.

Mr. Wood indicated that the equipment had not been ordered at that particular time.

The members of Planning Commission agreed that proper identification should be given to Norwich Lane from Alex-Bell Road in terms of some type of directional signage; however, this signage should be installed by the City.

Mr. Wood asked if his temporary sign could be installed until the City installs some signage as suggested by Planning Commission. He stated that any delay would become a definite financial issue.

Mr. Looper stated that the Planning Commission cannot grant a variance based on any financial loss or gain.

MOTION: Mr. Looper moved to take the following action on the Variance application submitted by Young Learners World, 1200 Norwich Lane:

1. The request for an off-premises temporary sign be denied;
2. The request for an accessory use (playground) in the front yard be approved as requested;
3. A recommendation be made to the City Administration to relocate the existing street sign for Greenbrier Lane in order to identify it as a public street rather than an entrance to Greenbrier Condominiums. Further, some type of directional signage shall be placed along Alex-Bell Road depicting the location of Norwich Lane from Alex-Bell Road.

Mrs. Simmons seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

Michael R. Perkins Construction - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval request from Michael R. Perkins Construction to construct a 12,293 square foot office building on the northwest corner of Olde Greenbrier Lane and Alex-Bell Road. The zoning on the parcel is Office Planned Development, O-PD. The proposed 51 parking spaces exceed the 42 space requirement for the office building.

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

1. The design of the median break on Olde Greenbrier Lane shall be approved by the City Engineer.
2. The approach from the access easement onto the site and the driveway for the dumpster shall be redesigned and subject to approval by the City Engineer.
3. A raised curb shall be installed around the perimeter of the parking lot.
4. A temporary sidewalk shall be constructed along Alex-Bell Road. The alignment shall be approved by the City Engineer.
5. A landscape plan showing all existing vegetation that will remain on the site and the location of all new plantings shall be subject to approval by the Planning Department.
6. An exterior lighting plan shall be subject to approval by the City Planner.
7. Stormwater detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.

Mr. Michael Perkins was present for the review of the project. He indicated that he had no objections to the recommendations of the staff.

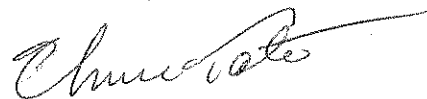
MOTION: Mrs. Simmons moved to approve the Planning Commission Special Approval application submitted by Michael R. Perkins Construction for an office building to be located on the northwest corner of Olde Greenbrier Lane and Alex-Bell Road, subject to the following conditions:

1. The design of the median break on Olde Greenbrier Lane shall be approved by the City Engineer.
2. The approach from the access easement onto the site and the driveway for the dumpster shall be redesigned and subject to approval by the City Engineer.
3. A raised curb shall be installed around the perimeter of the parking lot.
4. A temporary sidewalk shall be constructed along Alex-Bell Road. The alignment shall be approved by the City Engineer.
5. A landscape plan showing all existing vegetation that will remain on the site and the location of all new plantings shall be subject to approval by the Planning Department.
6. An exterior lighting plan shall be subject to approval by the City Planner.

7. Stormwater detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.

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

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely reading "Chun-ate", is written in the lower right portion of the page.

