

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, January 27, 1987

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

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Robert Chappell. Absent: Mr. Dave Hall; Mr. Stanley Swartz; Mr. Robert Hosfeld. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Steve Feverston, Planner.

Approval of the minutes of the January 13, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of January 13, 1987, as written. Mr. Chappell seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Schwab informed the members of the Planning Commission that Ashland Oil Company had appealed the decision of Planning Commission to City Council.

PUBLIC HEARINGS

C. L. Stingley Elementary School - Sign Variance

Mr. Schwab reviewed the Sign Variance request submitted by C. L. Stingley Elementary School to allow a second ground mounted sign to be located along Maple Avenue at Iron Gate Park Drive. The school entrance is located at 95 Linden Drive and is zoned a R-1d zoning classification. The other variances which are a subject of this application include a variance for sign face area requesting 32 square feet instead of the permitted 16 square feet; requesting the use of plastic material which is not a permitted material; and, requesting changeable letters on the sign which are also not permitted.

Mr. Schwab explained that signage in a residential zoned district is required to meet the standards in the Architectural Preservation District (APD). He pointed out that the proposed 11 foot setback of the sign is permitted in this case since that is a permitted standard in the APD. The proposed single-faced sign is to be 5 feet in height, and 4 feet by 8 feet in sign area.

In reviewing the variance checklist, staff concluded that the variance request was a legitimate request based on the size of the building and the way it is situated on the property. It was, therefore, the staff recommendation to approve the variance request as submitted.

Mr. Tate opened the Public Hearing.

Mr. Gary Smiga, Principal of Stingley School, stated that they requested the sign variance in order to place the sign in a location that would better link the school with its neighbors. He stated that they looked forward to the use of the sign in order to enable them to inform the community of the activities the school scheduled during the school year.

There being no other speakers, Mr. Tate closed the Public Hearing.

Mr. Chappell asked if the sign would have any lighting installed.

Mr. Smiga stated that the current sign did not have lighting and the proposed sign would also not use lighting fixtures.

MOTION: Mr. Looper moved to approve the Sign Variance requested by C. L. Stingley Elementary School as submitted. Mrs. Simmons seconded the motion. The motion was approved unanimously 4-0.

NEW BUSINESS

Mr. Schwab informed the members of the Planning Commission that the Mayor had appointed a Task Force to study the needs and improvements that should be considered for the Architectural Preservation District (APD). Mr. Stanley Swartz has been appointed as the representative of the Planning Commission and he has requested that the members of the Planning Commission submit any ideas or concerns of the APD to him for discussion by the Task Force.

Mr. Schwab stated that the registrations for the APA Conference should be finalized as soon as possible in order to assure the particular workshops desired are available.

Mr. Tate directed staff to contact Mr. Hosfeld and Mr. Swartz in order to determine if they were interested in attending the Conference. Mr. Tate stated that he would be interested in attending the Conference scheduled to be held in New York City in April.

There being no further business, the meeting was adjourned.

