

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 10, 1987

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

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

Approval of the minutes of the January 27, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of January 27, 1987, as written. Mr. Chappell seconded the motion. The motion was approved unanimously 3-0-2, with Mr. Hall and Mr. Swartz abstaining.

PUBLIC HEARINGS

Epiphany Evangelical Lutheran Church, Inc. - Sign Variance

Mr. Schwab reviewed the variance application submitted by Epiphany Evangelical Lutheran Church, Inc., requesting a sign setback variance for a ground mounted sign at 6430 Far Hills Avenue. The proposed sign location is to the south of the main entrance drive to the church and is proposed to have a 10.5 foot setback from the right-of-way rather than the required 25 foot setback. The desire of the church is to replace the existing ineffective sign with a double-faced sign that is designed in a simple fashion.

Staff recommended that the variance application be approved based on the fact that the existing landscaping on the property as well as the hill in that area of Far Hills Avenue would not allow the proposed sign to be seen effectively if it were required to maintain the required setback. Mr. Schwab stated that the proposed setback is a reasonable request to compensate for the existence of the large evergreen trees on the property.

Mr. Swartz asked if Planning Commission was reviewing any other phases of the sign other than setback such as design, etc.

Mr. Schwab indicated that the setback would be the only issue that Planning Commission would review. The size of the sign as proposed is within the requirements of the Sign Ordinance.

Mr. Richard Frey, representing the Church, stated that the sign will be internally lighted to help identify the entrance drive, and a message board will be incorporated into the sign in order to abandon the use of temporary signs for special events at the Church.

Mr. Tate opened the public hearing.

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

MOTION: Mr. Chappell moved to approve the variance application submitted by Epiphany Evangelical Lutheran Church, Inc., provided that all other requirements of the Sign Ordinance are met with the exception of sign setback. Mr. Looper seconded the motion. The motion was approved unanimously 5-0.

NEW BUSINESS

J. S. Davis Company - Lot Split

Mr. Hall removed himself from the meeting at this time due to a possible conflict of interest.

Mr. Schwab reviewed the request from the J. S. Davis Company for a lot split involving a 14 acre parcel along Loop Road. He stated that the lot is actually divided by the existence of Loop Road. The area to the north of Loop Road is approximately 6 acres and the area to the south is approximately 8 acres. Mr. Schwab stated that if the lot split were approved, an overall development plan for the entire 14 acres would not be required; however, a development plan would be required for each of the 2 newly created lots.

Staff recommended approval of the lot split as requested.

Mr. Looper asked if the split of this lot could create a problem with the development of the northern lot because the existing buffer zone would have to be maintained.

Mr. Schwab indicated that the northern lot should not be affected in its development with the requirement to maintain its buffer zone.

MOTION: Mr. Chappell moved to approve the lot split as requested by the J. S. Davis Company. Mr. Swartz seconded the motion. The motion was approved unanimously 4-0.

Mr. Hall returned to the meeting at this time.

Will Wilson - Discussion of Development Concept for Property Located Along Clyo Road

Mr. Will Wilson distributed prints of a concept plan for the development of mini-warehouses on property adjacent to the existing Centerville Mill. Mr. Wilson stated that developing the property in such a manner had two purposes. First, the property is a long, narrow strip of land and does not lend itself to many types of uses. He stated that his consultants have concluded that mini-warehouses would be the most practical use for the land. Secondly, due to theft from his current facility, the desire is to develop something around the site that would add

protection to the site. Mr. Wilson stated that several variances would be needed to develop the site and he was open to suggestions as how to enhance the project.

The members of Planning Commission indicated that they would have to see the variances involved in this type of development in order to determine if the project would work on that particular site. They further voiced some concern as to the aesthetics of a concrete block building along Clyo Road that would appear as a massive wall.

Mr. Wilson indicated that he would work with staff in order to apply for the needed variances and would also address the design concerns and landscaping along Clyo Road.

Election of Officers

MOTION: Mr. Chappell moved to nominate Mr. David Hall for the office of Vice-Chairman. Mr. Looper seconded the motion. The motion was approved 4-0-1 with Mr. Hall abstaining.

There being no further business, the meeting was adjourned.



