

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, February 24, 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; Mrs. Marian Simmons. Absent: Mr. Robert Hosfeld. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of the February 10, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of February 10, 1987, as written. Mr. Chappell seconded the motion. The motion was approved 5-0-1, with Mrs. Simmons abstaining.

PUBLIC HEARINGS

John G. Black Communities - Sign Variance

Mr. Schwab reviewed the request by John G. Black Communities for the variance of a setback requirement for the purpose of placing an identification sign for the Deer Run Condominium project to be centered along the frontage of Clyo Road between the two (2) entrance drives to the project. The applicant is proposing a 12 foot setback rather than the required 25 foot setback from the right-of-way line. In this particular location, the right-of-way line is at the back of the sidewalk along Clyo Road. If the 25 foot setback were required, the sign would be located on the top of the mound and as the trees and landscaping mature, it was staff's conclusion that the sign at that time would not be visible. Additional ornamental landscaping is proposed to be planted at the rear and base of the sign.

Staff recommended that the sign variance be approved since the mound of earth and landscaping where the sign is to be located was essentially created by Council in their conditions of approval for the Deer Run Condominium project.

Mr. Tate opened the public hearing.

Mr. Jim Beard, 7182 Tamarind Trail, stated that he felt the 25 foot setback requirement should be maintained in order to not diminish the character of the residential area. It was his feeling that if the sign were permitted to have a 12 foot setback, the neighboring subdivisions would be forced to look at the sign and the neighborhood that would benefit from the sign would not have to look at it from their homes.

Mrs. Ellen Edwards, 1010 Deer Run Road, stated that the purpose of the earth mound was to preserve the residential character of the area. She stated that the 25 foot setback requirement should be enforced since other areas developing along Clyo Road will want to same consideration when installing their signs.

Dr. Paul Edwards, 1010 Deer Run Road, expressed concern that the approval of this variance application would set a precedent. He stated that the proposed sign was not offensive in appearance, however, a 12 foot setback was too close.

Mr. Matthew Ware, 1003 Deer Run Road, stated that although the sign was nice in appearance, it would be distracting to the area. He suggested that the sign be moved to one of the entrances to the project rather than be centered on the property. He stated that the setback of 25 feet should be required at any location on the site, pointing out that the Steeplechase Apartments further to the north on Clyo Road used a mound location for their sign, and that sign was very effective.

Mr. Greg Taylor, representing John G. Black Communities, stated that the sign would be unattractive if it were placed at the crest of the mound. The area between the entrances to the project measures approximately 600 feet and the sign will be located in the middle of that area. He stated that moving the sign 13 feet closer to the right-of-way should not detract from the area.

Mrs. Edwards asked what the purposed of the mound was if not to screen the Deer Run development from the surrounding residential area.

Mr. Schwab stated that it was Council's intent to buffer the impact of Clyo Road from the new units that would abut Clyo Road.

Mrs. Edwards asked what options they had as to where the sign could be located on the property.

Mr. Tate stated that the location of the sign was up to the applicant.

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

Mr. SWartz asked the size of the proposed sign.

Mr. Schwab stated that the size is proposed to be 4 feet by 5 feet, however, the permitted signage for this project could be as much as 4 feet by 8 feet.

Mr. Al Reygaert, ASK Landscaping, stated that the sign will be landscaped with ornamental trees. Further, the areas around the curbing at the driveway entrances will have low shrubbery and the ends of the mound area will have additional ornamental trees.

Mr. Tate stated that the sign, if placed at the 25 foot setback, would be offensive in appearance on the top of the mound.

Mrs. Simmons stated that based on the fact that Council created a situation that limits the sign visibility, and because the size of the sign was proposed to be smaller than what is actually permitted, she had no objections to approving the variance.

MOTION: Mrs. Simmons moved to approve the variance application submitted by John G. Black Communities to allow a 12 foot setback for the Deer Run Condominium sign, as requested. Mr. Swartz seconded the motion. The motion was approved 4-2 with Mr. Hall and Mr. Chappell voting no.

There being no further business, the meeting was adjourned.

*Elmer Tate*

