

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 10, 1987

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

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

Approval of the minutes of the February 24, 1987, Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of February 24, 1987, as written. Mr. Looper seconded the motion. The motion was approved 4-0-1, with Mr. Hosfeld abstaining.

COMMUNICATIONS

MOTION: Mr. Looper requested that the Variance Application considered and approved during the previous Planning Commission Meeting for John G. Black Communities/Deer Run Condominiums be reconsidered. Mr. Hosfeld seconded the motion.

Mr. Looper explained that during the review of the variance request, the question at that time was the issue of setback of the sign along Clyo Road. In his review of the Zoning Ordinance, Mr. Looper stated that he felt the issue should have been whether the project was permitted to have an identification sign. He stated he questioned this issue since the condominium project was developing as single-family units and not as multi-family units.

Mr. Schwab stated that in speaking with the City Attorney, Mr. Farquhar indicated that the project was permitted to develop their project at six (6) dwelling units per acre which is not permitted in single-family residential zoning districts. If the units had been attached in their construction, a sign would be permitted. It was, therefore, the legal opinion that even though the project was permitted to develop as single-family units, the concept is a multi-family development.

The members of Planning Commission agreed with the legal opinion of the City Attorney. Mr. Looper indicated that he would, however, like to see that legal opinion in writing.

Mr. Looper withdrew his motion to reconsider the variance request by John G. Black Communities. Mr. Hosfeld withdrew his second.

PUBLIC HEARINGSCenterville Christian Church - Sign Variance

Mr. Schwab reviewed the variance request submitted by Centerville Christian Church for a second identification sign for the facility. There is currently a ground-mounted sign in place for which a permit was obtained. The applicant is requesting a wall sign for their facility located at 6450 Marshall Road, formerly the Village South Elementary School, in order to cover the existing sign on the building. The existing sign is 51 square feet in size and the request is to enlarge that wall sign to 68 square feet. A directional sign is also being requested to be located directly below the wall identification sign for the purpose of supplying address information. A directional sign is permitted to have 2 square feet and the applicant is requesting 8 square feet.

Mr. Schwab reviewed the following staff analysis:

1. The existing building and lot are larger than the typical building or lot in this zoning district.
2. The building is located on the southern edge of the Village South Neighborhood and adjacent to I-675.
3. The requested wall sign and directional sign would be visible from I-675.
4. Vehicular access to the church is through the single-family residential neighborhood on an interior (25 mph) residential street.
5. The church received a zoning permit for a ground sign that has a smaller sign area than is permitted in the zoning ordinance.
6. The proposed ground sign is adequate to identify the church within the neighborhood.
7. If the ground sign were not installed, the existing non-conforming wall sign could be changed to allow for a church sign providing the sign area does not change.

Based on the above analysis, staff recommended that the variance be denied.

Mr. Tate opened the public hearing.

Mr. Scott Hall, representing the Centerville Christian Church, stated that the Church is currently leasing the building from the Centerville School Board. He indicated that the desire of the School Board is to not remove the existing wall signage in order to avoid additional damage to the brick structure. He stated it was, therefore, the desire of the Church to cover the existing sign so that the facility could gain its own identity. Mr. Hall agreed that if the wall signage were approved, they could remove the ground-mounted sign. Further, he stated that the directional sign showing the address of the property would not be necessary.

A concerned resident of Village South, questioned whether the sign would be lighted. Further, he stated that the residents of the subdivision have experienced many changes in their residential community during the past several years and felt that by adding additional signage to the facility would only add to these changes. He stated that the members of the Church knew the location of the facility and felt that an identification sign larger than the ordinance permitted was not necessary.

Mr. Tate stated that the applicant had the right to light the sign if they so desired.

Mr. Jay McAlpine, 6390 Millbank Drive, stated that the Church being located in a residential neighborhood, should not need signage directed toward I-675 since there is no access directly from the interstate. He expressed concern in granting a variance to property for this lease situation when in time some other person will occupy the building.

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

Mr. Hall indicated that he did not object to covering the existing wall sign.

MOTION: Mr. Looper moved to approve the variance request submitted by the Centerville Christian Church subject to the following conditions:

1. The wall signage, for the purpose of covering the existing sign, shall not exceed four (4) feet by seventeen (17) feet.
2. The directional sign, shown in the application as address information, shall not be permitted.
3. The existing ground-mounted sign with exterior lighting shall not be permitted, and must be removed prior to the installation of the approved wall sign.

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

NEW BUSINESSC. B. Development Co. (Ziebart Rustproofing) - Minor Amendment to a Planning Commission Special Approval

Mr. Schwab reviewed the request by C. B. Development Co. for a Minor Amendment to a Planning Commission Special Approval for the purpose of constructing a building addition to the structure located at 78 Westpark Road. The 2,525 square foot building addition would be along the northeast corner of the building in order to provide adequate space for the future tenant, Ziebart Rustproofing, to operate their service.

Staff recommended to approve the request subject to the following conditions:

1. The proposed sidewalk shall be constructed entirely in the public right-of-way and shall abut the existing curb.
2. Detailed specifications for all exterior lighting including lamp and fixture type, intensity, and beamspread shall be subject to approval by the City Planner.
3. The parking lot shall be striped for a minimum of 67 spaces and shall be in accordance to a striping plan approved by the City Planner.
4. Stormwater drainage calculations incorporating detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.

Mr. Schwab stated that the Fire Department indicated that the improvement to the structure may require an additional fire hydrant in the area.

Mr. Bill Loxley, representing the applicant, stated that they intend to match the existing building materials. He stated that even with the additional building space, the site would still retain its own stormwater with the retention area at the rear of the property. Mr. Loxley stated that the specifications for the exterior lighting had now been submitted to the City for their review.

Mr. Schwab indicated that the lighting specification information had been satisfied.

Mr. Hall questioned the need for a sidewalk when it would not tie into anything.

Mr. Schwab explained that the Zoning Ordinance requires the sidewalk to be constructed based on the size of the improvement. The Zoning Task Force felt these requirements were necessary as a part of the Zoning Ordinance in order to encourage the completion of the sidewalk system throughout the City.

MOTION: Mrs. Simmons moved to approve the Minor Amendment to a Planning Commission Special Approval as requested by C. B. Development Co. for Ziebart Rustproofing, property located at 78 Westpark Road, subject to the following conditions:

1. The proposed sidewalk shall be constructed entirely in the public right-of-way and shall abut the existing curb.
2. The parking lot shall be striped for a minimum of 67 spaces and shall be in accordance to a striping plan approved by the City Planner.
3. Stormwater drainage calculations incorporating detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.

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

Scheduling of April Meeting

The April meeting schedule was determined in order to avoid a conflict with the APA Conference which will be attended by two Planning Commission members. The April meeting schedule was reduced to one meeting, and was scheduled for Tuesday, April 21, 1987.

There being no further business, the meeting was adjourned.



