

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, April 21, 1987**

Mr. Tate called the meeting to order at 7:35 P.M.

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

Approval of the minutes of the March 31, 1987, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of March 31, 1987, as written. Mr. Swartz seconded the motion. The motion was approved 4-0-3, with Mr. Hosfeld, Mr. Chappell and Mr. Hall abstaining.

PUBLIC HEARINGS

Monnig, Thomas E. and Barbara K. - Conditional Use

Mr. Schwab reviewed the conditional use application submitted by Thomas E. and Barbara K. Monnig for the purpose of establishing a Bed and Breakfast Guest House at 39 and 41 South Main Street in the Architectural Preservation District. Five (5) parking spaces are required for this use and 8 parking spaces currently exist on the .25 acre parcel.

Mr. Schwab stated that the application met all requirements of the Zoning Ordinance and it was, therefore, the staff recommendation to approve the application as submitted.

Mr. Tate opened the Public Hearing.

There being no speakers regarding this issue, Mr. Tate closed the Public Hearing.

Mr. Chappell asked the number of rooms which would be available in the guest house.

Mr. Schwab stated that the facility would provide 4 or 5 rooms to be located on the second floor of the structure.

Mr. Looper asked if the Health and Fire Departments had any objections to the request.

Mr. Schwab stated that the applicant had taken a tour of the building with the Fire Department and the City Building Inspector so they would be aware of what improvements would be necessary. The applicant, therefore, has been informed as to these necessary improvements in order to bring the structure within the requirements of fire and building codes.

MOTION: Mrs. Simmons moved to recommend approval to Council of the Conditional Use Application as submitted by Thomas E. and Barbara K. Monnig for the Bed and Breakfast Guest House to be located at 39 and 41 South Main Street. Mr. Chappell seconded the motion. The motion was approved unanimously 7-0.

Voss Auto Group - Sign Variance

Mr. Schwab reviewed the Variance Application submitted by Voss Auto Group requesting a sign area variance as well as a sign location variance. The Sign Ordinance permits 255 sq. ft. of sign area for the auto dealership located at 99 Loop Road to be placed on one (1) wall only. The applicant is requesting 303 sq. ft. of sign area to be placed on 4 walls of the existing facility. The proposed signage will be located on a canopy with illumination coming from underneath the canopy area.

Staff recommended that the variance request be denied since there was no unique situation to warrant granting the variance.

Mr. Schwab pointed out that the Zoning Ordinance addressed the situation where a building had 2 frontages along major thoroughfares and it clearly states that only one (1) frontage can be used to display signage.

Mr. Tate opened the Public Hearing.

Mr. Jim Hardin, Wilson Sign Company, stated that the Sign Ordinance states that its purpose is to maintain the freedom of speech. Other auto dealerships have been given signage on more than one (1) wall in the same general area and Voss Auto Group feels that equal consideration should be given in this case as well. Mr. Hardin indicated that the applicant is being punished with tighter sign restrictions because he is trying to simply update his building. Voss Auto Group represents many different product groups, and in order for each of these products to be viable, they must be identified. Mr. Hardin stated that the proposed signage is 303 sq. ft. and this signage to be removed measures 375 sq. ft., so even though they would be utilizing 4 walls for location, the sign area would be less than what exists. He stated that by approving this application, Planning Commission would only be continuing something that had been previously established with the Bob Ross facility at SR 48 and Loop Road.

Mr. Rod Miller, 320 South Village Drive, was present to voice his concern primarily about the illumination of the signs. He stated that even though there is a buffer zone along his property line, the lighting is the issue. Mr. Miller indicated that Voss certainly had no problem with identity and did not feel that the signage was necessary if it increased the illumination.

Mr. Hardin responded that the lighting will be located underneath the canopy area and down-directed in order to create a glow to the letters on the canopy. He stated that actually, with the removal of the fluorescent lighting which currently exists, there will be less illumination.

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

Mr. Looper stated that when Voss was granted approval in 1985 for their addition, it was stated specifically that no additional signage would be requested for their facility. He stated that now the expansion is complete and a request is being made.

Mr. Schwab explained that the existing signage at Voss Auto Group exceeds what was permitted under the old Sign Ordinance. He stated that the Zoning Inspector can find no record of variances granted for this additional signage as well as no permits issued for them.

Mr. Hardin stated that he was not aware of the company that had originally installed the signs, however, it was not Wilson Sign Company.

Mr. Hardin stated that the applicant would be willing to withdraw their required for signage on the wall fronting I-675 which would bring the sign area into compliance with the Sign Ordinance. The only variance request would then be for wall signage on 3 sides. He stated that with this type of placement, each product could be identified as to the entrance for that particular office.

MOTION: Mr. Looper moved to deny the Variance Application submitted by Voss Auto Group. Mr. Swartz seconded the motion. The motion was not approved by a vote of 3-4 with Mr. Hosfeld, Mrs. Simmons, Mr. Tate and Mr. Chappell voting no.

MOTION: Mr. Hosfeld moved to approve the Variance Application submitted by Voss Auto Group subject to the following conditions:

1. Wall signage is to be placed on the north, east and west walls only.
2. The sign area permitted shall be within the specifications in the Sign Ordinance.

Mr. Chappell seconded the motion. The vote was 3-3-1 with Mr. Looper, Mr. Swartz and Mrs. Simmons voting no and Mr. Hall abstaining.

Mr. Schwab stated that if the action on this application were to remain as passed, essentially the variance would be approved as requested since no decision would be made in a tie vote.

FINAL MOTION: Mr. Chappell moved to deny the Variance Application submitted by Voss Auto Group. Mr. Looper seconded the motion. The motion was approved unanimously 7-0.

Mr. Tate informed Mr. Hardin of their Appeal right.

Voss Chevrolet, Inc. - Sign Variance

Mr. Schwab reviewed the Variance Application submitted by Voss Chevrolet, Inc., requesting sign area to be placed on 3 walls of the building located at 100 Loop Road. He stated although this application is similar to the previous application, the sign area proposed is within the standards in the Sign Ordinance.

Staff recommended that the Variance Application be denied since the situation was not a unique situation which would warrant granting a variance.

Mr. Tate opened the Public Hearing.

Mr. Jim Hardin, Wilson Sign Company, indicated that the signage proposed would not be placed on the building walls themselves, but would be placed on the sides of the canopy extending from the front entrance of the building.

Mr. Schwab indicated that since there was confusion as to the request of this application further review would be necessary to determine if the proposed signage were actually wall signage or projecting signage.

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

MOTION: Mr. Hall moved to table the Variance Application submitted by Voss Chevrolet, Inc. Mr. Looper seconded the motion. The motion was approved unanimously 7-0.

Swaim, James E. - Planning Commission Special Approval

Mr. Schwab reviewed the Special Approval Application submitted by James E. Swaim for construction of a new building at 181-183 North Main Street, the final phase of Hartford Square, located in the Architectural Preservation District. The structure will be occupied with retail and office space, and will be constructed with a basement and underground tunnel to the existing Eiler's Appliance store in order to provide additional storage space to Eiler's. This particular use requires 52 parking spaces and the applicant has proposed 61 spaces.

In their review of this application, the Board of Architectural Review made the following recommendations to the Planning Commission:

1. Drawings of the west elevation shall be submitted and subject to the approval by the Board of Architectural Review.
2. The dormer windows on the north elevation shall be positioned higher in the dormer matching the height of the second story windows on the south elevation.
3. The types and spacing of evergreens used to screen the dumpster shall be subject to approval by the City Planner.
4. All exterior lighting shall be subject to approval by the City Planner.
5. The sign shown on the east elevation of the building shall be subject to approval by the Board of Architectural Review.
6. All building colors shall be subject to approval by the City Planner.
7. The colors will be dark gray with light gray trim and red accent color.

Staff further recommends to approve the Special Approval Application with the following conditions:

1. The proposed curb on the entrance driveway shall be situated no closer than five (5) feet from the back of the curb to the building wall.
2. The driveway behind the proposed building shall be twenty-four feet wide and have a minimum turning radius of twenty (20) feet.
3. The parking and loading area shall have a minimum turning radius of five (5) feet.
4. Stormwater detention and/or retention and erosion control during construction shall be subject to approval by the City Engineer.
5. The dumpster location and screening shall be subject to approval by the City Planner.

Mr. James E. Swaim, applicant, stated he did not oppose the change in radius in order to satisfy the Fire Department; however, he asked if the design could be worked out with staff to create a design that would not allow traffic hazards on the property. The recommendations of staff would potentially allow traffic to "slip through" the driveway areas rather than direct the traffic to specific patterns.

MOTION: Mrs. Simmons moved to approve the Planning Commission Special Approval Application submitted by James E. Swaim for the property located at 181-183 North Main Street subject to the following conditions:

1. Drawings of the west elevation shall be submitted and subject to the approval by the Board of Architectural Review.
2. The dormer windows on the north elevation shall be positioned higher in the dormer matching the height of the second story windows on the south elevation.
3. The types and spacing of evergreens used to screen the dumpster shall be subject to approval by the City Planner.
4. All exterior lighting shall be subject to approval by the City Planner.
5. The sign shown on the east elevation of the building shall be subject to approval by the Board of Architectural Review.
6. All building colors shall be subject to approval by the City Planner.
7. The colors will be dark gray with light gray trim and red accent color.
8. Redesign the curb cut to North Main Street and driveway to reduce the close proximity of the southeast corner of the proposed building to the driveway, and to address the safety issue of the width and turn radius of the driveway north of Warehouse Beer accessing the apartments.
9. The parking and loading area shall have a minimum turning radius of five (5) feet.
10. Stormwater detention and/or retention and erosion control during and after construction shall be subject to approval by the City Engineer.
11. The dumpster location and screening shall be subject to approval by the City Planner.

Mr. Hall seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

