

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, November 11, 1986

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

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

Approval of the minutes of the October 28, 1986, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of October 28, 1986, as written. Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

COMMUNICATIONS

Leonard K. Snell Office Park - Temporary Sign

Mr. Schwab reviewed the request by Leroy Gephart for Leonard K. Snell Builder/Developer, for two (2) temporary signs to be located on their construction site at Alex-Bell and Loop Roads. The first sign (4 ft. by 8 ft.) is currently existing along Loop Road under a ninety (90) day approval permit issued by the Zoning Inspector. Mr. Schwab stated that the applicant is requesting that this sign be granted an extension of approval for one (1) additional year. Further, the applicant is requesting an additional 4 ft. by 4 ft. directional sign to be located on the northeast corner of Alex-Bell and Loop Roads.

Mr. Leroy Gephart, applicant, was present to discuss his request. He indicated that the existing sign is essential for the project, however, the directional sign is something they would like to have, but is not necessary.

Mr. Tate asked when a permanent sign would be installed for the site.

Mr. Gephart indicated that a permanent sign should be in place sometime by the middle-to-late summer of 1987. At that time, the temporary sign would be removed since it will no longer be necessary for identification.

The members of Planning Commission felt that an additional six (6) month period should allow enough time before the permanent sign would be installed.

Mr. Swartz stated that should another time extension be needed, the Planning Commission could consider a request at that time.

MOTION: Mr. Looper moved to approve the request by Leroy Gephart for Leonard K. Snell Builder/Developer for a six (6) month extension for the existing 4 ft. by 8 ft. sign only, located on the east side of Loop Road. Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

#### PUBLIC HEARINGS

#### Bell, Charles E. & Sandra J. - Variance of a Front/Side Yard Projection

Mr. Schwab reviewed the Variance application submitted by Charles E. & Sandra J. Bell requesting a front yard projection of an architectural feature (awning) and a side yard projection of an architectural feature (carport) at their residence located at 240 Bethel Road. The front yard projection permitted is four (4) feet and the applicant is requesting eight (8) feet. Mr. Schwab stated that the requested side yard projection was reviewed by staff and it has been determined that the project as submitted would meet the standards of the Zoning Ordinance.

This particular area along Bethel Road south of Judson Road was developed with ranch style houses maintaining a thirty (30) foot setback from the right-of-way. The overhang of the roof on the site in question is two (2) feet, so the construction of the awning structure would require an additional six (6) feet. Mr. Schwab stated that construction had been started for the project due to a misunderstanding of what the City requires. This request is being sought in order to complete the project that has been started.

Mr. Tate opened the public hearing.

Mr. Vernon McEldowney, 245 Bethel Road, spoke in favor of the variance request. He stated that he would be looking at the improvement on a daily basis since his residence is located directly across the street from the Bells. He felt that the project would not detract from the area and, in fact, would beautify the neighborhood.

Mr. Vince Strain, 235 Bethel Road, stated that he did not see a problem with the improvements that the applicant wants to make. He indicated that he supported the variance request.

Mr. Charles E. Bell, applicant, presented a letter signed by the adjacent property owners indicating that they had no objection to the variance requested in order to complete the project as presented. Mr. Bell stated that he was requesting the variance to finish the work that has been started. He stated that he wanted to make his house look nice and felt his project would accomplish that goal.

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

Mr. Hosfeld agreed that the project would beautify the structure other than detract from the neighborhood.

MOTION: Mr. Swartz moved to approve the Variance application submitted by Charles E. & Sandra J. Bell to allow an eight (8) foot projection into the front yard at 240 Bethel Road for the purpose of constructing an awning. Mr. Hall seconded the motion. The motion was approved unanimously 6-0.

#### UNFINISHED BUSINESS

#### Thomas Smith (Storage Inns of America) - Variance Application/Planning Commission Special Approval

Mr. Schwab reviewed the applications submitted by Thomas Smith for Storage Inns of America which were tabled at the last meeting of the Planning Commission. A revised plan was submitted showing a ten (10) foot setback, as required, along the north, south, and east property lines. The curb cut along Thomas Paine Parkway has been widened to thirty-five (35) feet and the front building has been moved back to fifty (50) feet from the right-of-way to accommodate emergency vehicles. A landscape plan shows a ten (10) foot planting area along the front entrance area with the fence area to begin along the back of the front building line. Mr. Schwab stated that all other variances as requested would remain the same which include the following:

1. A minimum front yard building setback of 20 feet instead of the required 50 feet along Bigger Road;
2. A minimum setback of parking or paving of zero (0) feet instead of the required 10 feet along Bigger Road;
3. A maximum front yard fence height of 6 feet instead of the required 4 feet;
4. A front yard fence type of chain link material;
5. A residential single-family dwelling for on-site manager living quarters.

The Fire Department has indicated that they would require a sixty (60) foot building setback along Thomas Paine Parkway.

Mr. Tate asked the status of the chain link fence.

Mr. Smith submitted a sample of the vinyl coated fence material, brown in color, for review by the Planning Commission.

Mr. Looper stated that although some of the variance requests have changed, they essentially remain the same in number.

Mr. Hall asked for clarification for the reason chain link fence is prohibited.

Mr. Schwab explained that a chain link type fence is prohibited in a front yard of any property. He stated that for security reasons, the applicant has requested to install a chain link fence, six (6) feet in height, around the property including the front yard along Bigger Road. The variances center around the fence type and height in a front yard. A future road may be constructed along the East property line which would create a third (3rd) front yard where a chain link fence, six (6) feet in height would be located. Because no such road exists, staff considers this yard to be a side yard where such a fence is permitted.

MOTION: Mr. Hall moved to approve the Variance application submitted by Thomas Smith for Storage Inns of America based on the revised plan received November 5, 1986, with the following conditions:

1. The front yard fence variance be granted with the conditions that the chain link fence must be brown vinyl coated and that this variance only be applicable to the use of this property for mini-warehouses.
2. The variance to allow a single-family residence be conditioned on the principle use of this property being mini-warehouses and that occupancy of the single-family residence shall be limited to the family of an on-site manager of this premises.

Mr. Chappell seconded the motion. The motion was approved 4-2 with Mr. Looper and Mr. Hosfeld voting no.

Mr. Robert Miller, 7808 Capitol Hill Lane, spoke against the variances granted to Storage Inns of America, stating that being in this same type of development, his objections were strictly a matter of competition. He submitted a letter to Planning Commission outlining his objections to the front yard variance along Bigger Road and, specifically, the architectural control that the Planning Commission should exercise in a project of this type along Bigger Road. He stated that masonry should be required rather than allowing metal buildings which deteriorate over a period time, especially in a prime area of development which feeds into Thomas Paine Settlement.

MOTION: Mr. Hall moved to approve the Planning Commission Special Approval application submitted by Thomas Smith for Storage Inns of America and revised November 5, 1986, subject to the following conditions:

1. The plans for water lines and fire hydrants shall be submitted to the approval of the Washington Township Fire Department.
2. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
3. Detailed plans for the exterior lighting shall be subject to the approval of the City Planner.

Mr. Chappell seconded the motion. The motion was approved 4-2 with Mr. Looper and Mr. Hosfeld voting no.

Mr. Looper and Mr. Hosfeld agreed that they felt that too many variances were being requested and the site was being overdeveloped as a result of these variances.

Some residents of Thomas Paine Settlement were in attendance and voiced their dissatisfaction with the decision of the Planning Commission.

Mr. Schwab explained that any person not satisfied with a decision of the Planning Commission, does have a right to appeal that decision to City Council.

#### NEW BUSINESS

##### Tradin' Post - Planning Commission Special Approval

Mr. Schwab reviewed the application submitted by the Tradin' Post for the purpose of constructing an 2,800 sq. ft. addition along the west side of the their existing structure located at 7975 South Suburban Road. The zoning on the parcel is I-1.

Staff recommended approval of the application with the following conditions:

1. A striping plan for the parking lot designating all parking and access ways shall be submitted, subject to approval by the City Planner.
2. A sidewalk shall be constructed in front of the premises along South Suburban Road to standards acceptable to the City Engineer.
3. The dumpster location and screening shall be subject to approval by the City Planner.

4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Chappell asked what the area to the west was zoned.

Mr. Schwab stated that the undeveloped area to the west was zoned I-1 and currently being used as farm land.

MOTION: Mr. Looper moved to approve the Planning Commission Special Approval application for the Tradin' Post subject to the following conditions:

1. A striping plan for the parking lot designating all parking and access ways shall be submitted, subject to approval by the City Planner.
2. A sidewalk shall be constructed in front of the premises along South Suburban Road to standards acceptable to the City Engineer.
3. The dumpster location and screening shall be subject to approval by the City Planner.
4. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

There being no further business, the meeting was adjourned.

