

**CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, December 9, 1986**

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. Dave Hall; Mr. Robert Chappell (where noted); Absent: Mr. Robert Hosfeld; Mr. Stanley Swartz. Also present: Mr. Alan C. Schwab, City Planner.

Approval of the minutes of the November 25, 1986, Meeting:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of November 25, 1986, as written. Mrs. Simmons seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Linclay Corporation - Temporary Sign

Mr. Schwab reviewed the request by the Linclay Corporation for the placement of a temporary sign to be located to the east side of the main entrance to Cross Pointe Centre on Alex-Bell Road. The proposed sign would be situated in a "V" configuration constructed of two (2) 7 ft. by 10 ft. panels for a period of 60 days. The purpose of the sign is to announce the completion of Phase II and opening of the new tenants in that Phase.

Mr. Looper pointed out that the Zoning Ordinance allows one (1) temporary sign per property per calendar year and that permit was exhausted with the temporary construction sign approved for Phase II.

Mr. Hall stated that this being the case, the request should be reviewed by the Planning Commission as a formal Variance Application.

Mr. Schwab stated that window signs could be used by the tenants as well as temporary wall signage.

Ms. Barbara O'Brien, representing the Linclay Corporation, stated that they would meet the requirements of the Zoning Ordinance in order to give their tenants proper exposure during this busy shopping season.

Since the intent of the Linclay Corporation was to meet the standards of the Zoning Ordinance, no action was taken on the request by the Planning Commission.

Darr/Parks - Lot Split

Mr. Schwab made a slide presentation of the request by Michael S. Darr and Michael Parks for a Lot Split for the purpose of creating a recombination of properties located at 7580 and 7585 Stanley Mill Drive. Currently both lots are approximately 2 acre parcels. The proposal is to add one (1) acre of land to Lot #2 from Lot #1 to create a one (1) acre parcel and a 3 acre parcel.

Staff recommended approval of the request with the following condition:

1. The split of the lot shall be conditioned upon the recording of the new deed for the three (3) acre parcel of land approved by the City Planner, including the added one (1) acre parcel, which would eliminate the new parcel of land acquired from being considered as a separate parcel of record.

MOTION: Mrs. Simmons moved to approve the Lot Split as requested by Michael S. Darr and Michael Parks subject to the following condition:

1. The split of the lot shall be conditioned upon the recording of the new deed for the three (3) acre parcel of land approved by the City Planner, including the added one (1) acre parcel, which would eliminate the new parcel of land acquired from being considered as a separate parcel of record.

Mr. Hall seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGSLinclay Corporation - Sign Variance

Mr. Schwab reviewed the request by the Linclay Corporation for a Sign Variance for an identification sign for Cross Pointe Centre to be located on the northeast corner of SR 48 and Alex-Bell Road. The existing sign was previously the subject of a variance and approved to allow a sign 9 ft. in height, 50 sq. ft. in sign face, and 50 sq. ft. of total sign area. The proposed 3-sided sign would be 25 ft. in height, 142 sq. ft. per sign face, and a total sign area of 285 sq. ft. (two panels will be single faced and one panel will be double faced).

Staff found that the following unique circumstances were applicable to this application:

1. The lot is exceptionally large

The lot occupied by the Phase I section of the Cross Pointe Centre is 22.32 acres. The minimum lot size is 10 acres in this zoning district. The City could permit this lot to be divided into lots of approximately one-half (1/2) acre each.

2. The lot has an exceptionally large amount of frontage on public right-of-way

This lot has in excess of 1200 ft. of frontage on SR 48 and I-675 and more than 900 ft. of frontage on Alex-Bell Road. The minimum lot frontage requirement in B-PD is 500 ft. and in a B-2 district it is 150 ft. Within a B-2 district, 6 lots could be created along Alex-Bell Road alone. Each lot would then be allowed one (1) ground sign of the maximum sign area of 32 sq. ft. per face and 64 sq. ft. total.

3. The chain link fence constructed by the State within the I-675 right-of-way has created a hardship for the Cross Pointe Centre owners

The chain link fence obstructs visibility of the current ground sign.

4. The sign area and height of the proposed sign is consistent with variances granted for other ground mounted signs for large shopping centers within the City

The Centerville Place Shopping Center north of Elder-Beerman was granted a similar variance for a freestanding sign.

Staff recommended to approve the Variance as requested with the following condition:

1. The design of the sign, excluding message content, shall be restricted to the specific design submitted with the Variance application.

Mr. Tate opened the Public Hearing.

Mr. Chappell arrived at this time.

Mr. Bill Tippmann, Linclay Corporation, stated that the existing sign does not serve the needs of the shopping center. The size of the sign is not to scale with the size of the center and the addition of the chain link fence along the I-675 right-of-way further blocks the view which severely limits its effectiveness. Mr. Tippmann stated that the proposed sign would be constructed with some brick and the colors would match the materials used on

the existing buildings in the center. The design of the sign is a 3-sided crossroad sign which visually represents the name of the shopping center. The base of the sign is to be surrounded by additional landscaping which would be of benefit to the center as well as the City. Mr. Tippmann indicated that should the chain link fence ever be removed from the site, Linclay may consider constructing a brick wall in order to add to the attractiveness of the corner. He stated that they feel that this location is a new front door to the City and they wish to beautify it as much as possible. He stated that their proposed sign is tastefully designed and should achieve their goals as well as their commitment to their tenants and the City.

Mrs. Dorothy Harmon, 531 Willowhurst, spoke against the variance stating that she did not think it was appropriate to have such a large sign across the street from a residential area. She stated further that with each additional phase that the shopping center develops, the worse it looks.

Mrs. Carol Haschert, 30 Blackstone Drive, stated that the signage should be placed on the back of the buildings rather than facing the residences to the south. She stated that there are enough flags and lights on that particular corner and additional signage is not needed to identify the fact that a shopping center is located at that location.

A representative of Sign Design who designed the original signage for Cross Pointe Centre, stated that when the original signs were made, the Interstate was not open. Even though the opening of I-675 was just a matter of time, the restrictions placed on the standards for the signs were such that the existing sign was the best product they could use. He pointed out that shopping centers rely on their anchors doing well which requires good identity. If the anchors do not do well, they vacate the shopping centers which not only decreases the value of the center, but also the surrounding area.

Mr. Gary Haschert, 30 Blackstone Drive, asked if the third sign which was approved for the area along I-675 could be placed on the corner in question also.

Mr. Tippmann indicated that sign was approved for future development on the site which could possibly develop as something other than retail.

Mr. Fred Haschert, 30 Blackstone Drive, stated that the amount of lighting in the shopping center should be enough identification without the addition of a bigger sign.

Mr. Tippmann stated that in approaching the center from SR 48, the site appears to be that of the Anchor Hocking exclusively. He indicated that the first time he visited the center he had himself experienced difficulty locating the site not realizing that a shopping center did actually exist behind the Anchor Hocking store.

A resident of the Washington Park subdivision asked if the fence would be removed from the corner.

Mr. Schwab stated that the City as well as the Linclay Corporation has requested that the fence be removed mainly because of the aesthetics to the area. The State indicated that although they were in agreement with this request, many other property owners were asking for the same consideration. The City is still negotiating its request for removal of the fence.

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

Mr. Looper stated that the proposed sign has less identification for the total shopping center than for the anchor tenants.

Mr. Tippmann indicated that is the purpose of this type of sign-- to give the anchor tenants more exposure which will also benefit the other tenants in the center.

Mr. Hall stated that he hated to grant variances of the Ordinance because of errors and oversights made by the applicant in their original proposal.

Mr. Looper stated that he did not agree a variance should be approved based on the fact that the Zoning Ordinance is a new document and should be regulated.

Mr. Schwab explained that during the review of the Zoning Ordinance, the provisions within the Sign section allowing larger sign areas for shopping centers was withdrawn from the Ordinance at the request of the Planning Commission and Council. At that time, Planning Commission and Council felt it would be more appropriate to evaluate shopping center sign needs on an individual basis by virtue of the Variance procedure.

MOTION: Mrs. Simmons moved to approve the Sign Variance requested by the Linclay Corporation subject to the following condition:

1. The design of the sign, excluding message content, shall be restricted to the specific design submitted with the variance application.

Mr. Chappell seconded the motion. The motion was approved 4-1 with Mr. Looper voting no.

NEW BUSINESS

John G. Black Enterprises, Inc. - Easement Vacation

Mr. Schwab reviewed the request by John G. Black Enterprises, Inc., for a Easement Vacation on Lot #5 of Thomas Paine Settlement, Number Three. He indicated the purpose of this request was necessitated by several different plans that have been approved over the years by the City for replat of the project and, therefore, make these two (2) easements no longer necessary.

Staff recommended to approve the Easement Vacation subject to the following condition:

1. All the utility companies potentially affected recommend approval of the vacation of the easements.

MOTION: Mr. Hall moved to approve the Easement Vacation for Thomas Paine Settlement, Number Three, Lot #5, requested by John G. Black Enterprises, Inc., subject to the following condition:

1. All the utility companies potentially affected recommend approval of the vacation of the easements.

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

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, likely belonging to a city official, is written in the bottom right corner of the page.