

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 12, 1985

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

Attendance: Mr. Elmer C. Tate Jr.; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Robert Hosfeld; Mr. Brian Bergsten; Mr. David Hall. Absent: Mr. Robert Chappell. Also present: Mr. Steve Feverston, Assistant City Planner; Mr. Robert N. Farquhar, City Attorney; and Mr. Jon Bormet, Assistant City Manager.

Approval of the minutes of October 29, 1985:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of October 29, 1985, as written. Mr. Hall seconded the motion. The motion was approved 4-0-2 with Mrs. Simmons and Mr. Hosfeld abstaining.

SETTING OF PUBLIC HEARINGS

None.

PUBLIC HEARINGS

Bob Ross Mercedes Benz - Sign Variance

Mr. Hall excused himself from the meeting to avoid a potential conflict of interest.

Mr. Feverston stated that this variance request was a continuation of the public hearing from the previous meeting since a quorum had not been present to vote on the application. In reviewing the changes to the application since the previous meeting, Mr. Feverston advised that the applicant was now requesting a variance to the zoning ordinance for the purpose of erecting signs on three (3) building walls for Bob Ross Mercedes Benz located at the southeast corner of SR 48 and Loop Road, the former location of Sambo's Restaurant. The zoning on the property is B-2, Roadside Business. The initial variance request was to vary the ground sign setback, height, and area. The Zoning Ordinance requires a minimum setback of twenty five (25) feet from the public right of way. The applicant has requested seventeen and one-half (17.5) feet. The maximum height permitted is six (6) feet and the applicant has requested sixteen (16) feet. The maximum sign area permitted is thirty-two (32) square feet per sign face and sixty-four (64) square feet in total area. The applicant has requested forty-nine (49) square feet per sign face and ninety-eight (98) square feet in total area. The applicant also requested a variance to place wall signs on all four walls of the building and to vary the total wall sign area from one hundred forty-four (144) square feet to one hundred seventy-eight (178) square feet. Since the last meeting, Mr. Paul Striebel, representing the applicant, submitted a letter to the Planning Commission requesting modifications to the variance application. Mr. Striebel, through discussions with staff, has indicated that the application be revised that requests only the variance for three (3) distinct building frontages. The proposed ground sign shall meet all setback, height and size requirements of the zoning ordinance. The applicant has also eliminated the one (1) wall sign located on the south building elevation facing I-675. The wall sign area requested is one hundred

thirty-four (134) square feet. The applicant would therefore meet the maximum wall sign area requirement of one hundred forty-four square feet.

Mr. Bergsten stated that the revised variance requesting three (3) distinct building frontages instead of the required one (1) was minimal. He further stated that the property was unique due to the fact it has three (3) frontages facing public right-of-way.

MOTION: Mr. Bergsten moved to approve the signage variance requested by Bob Ross Mercedes Benz as revised by the applicant for three (3) separate building frontages only. Mr. Hosfeld seconded the motion. The motion was approved 4-1 with Mr. Looper voting against the motion.

Mr. Hall returned to the meeting at this time.

NEW BUSINESS

Dr. David Ellinger - Site Plan Amendment

Mr. Feverston presented the application for Dr. David Ellinger for a site plan amendment for the property located at 107 East Franklin Street, in the Architectural Preservation District. He stated that the applicant has requested to change the material of the parking lot from gravel to concrete. It is a Procedure 3 application, with the Planning Commission taking the final action. Staff recommended approval of this application as submitted.

Mr. Hall asked if this action had already been accomplished.

Mr. Feverston advised that it had been.

MOTION: Mrs. Simmons moved to approve the application of Dr. David Ellinger for a site plan amendment as submitted. Mr. Looper seconded the motion. The motion was approved unanimously 6-0.

Voss Chevrolet - Site Plan Amendment

In his staff presentation, Mr. Feverston advised that the site plan amendment was for Voss Chevrolet Used Cars located at 99 Loop Road. The applicant has requested expansion of their used car showroom. The zoning on this property is B-2. The proposed addition would eliminate approximately eight (8) parking spaces. The architecture will be the same as the existing building. The addition is thirty-two (32) feet wide by forty (40) feet long.

Staff recommended approval of this application subject to the following conditions:

1. A revised site plan shall be submitted to the Planning Department and subject to the approval of the City Planner incorporating the following:
 - A. Parking and circulation throughout the site including the number of parking spaces, and
 - B. Location and type of any lighting fixtures added to the site.

Mr. Bergsten asked if this addition would generate additional signage on the building.

The applicant stated that the signage on the existing west elevation would be relocated to the new west elevation. No additional signs would be placed on the addition. He further stated that they would have revised drawings showing all conditions that staff had recommended and delivered to staff within the next two days.

Mr. Looper asked if the addition to the building would look like the existing building.

The applicant stated that it would.

Mr. Tate asked about parking requirements.

Mr. Feverston advised that they exceed the parking requirements.

Mr. Hall added the requirement that the applicant submit revised drawings showing the addition.

MOTION: Mr. Hall moved to approve the site plan amendment submitted by Voss Chevrolet Used Cars subject to staff's recommendation and revised building elevations be submitted to staff for approval. Mrs. Simmons seconded the motion. The motion was approved unanimously 6-0.

The next regular meeting was scheduled for Tuesday, December 10, 1985, at 7:30 P. M. in the council chambers.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Chris Tate".