

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 10, 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. Robert C. Chappell; Mr. David Hall. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; and Mr. Jon Bormet, Assistant City Manager.

Approval of the minutes of November 12, 1985:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of November 12, 1985, as written. Mr. Hall seconded the motion. The motion was approved unanimously 5-0 as Mr. Chappell had not arrived at this time.

SETTING OF PUBLIC HEARINGS

A public hearing was set for January 28, 1986 at 7:30 P.M. on Ordinance amending Ordinance Number 15-61, the Zoning Ordinance, as amended by Ordinance Number 48-80, the Architectural Preservation District, to establish standards regulating the materials, pattern, texture, features, and cleaning of exterior siding materials for any principal or accessory building located in the Architectural Preservation District.

COMMUNICATIONS

Mr. Schwab read a letter to the members of the Planning Commission in which Mr. Brian Bergsten submitted his resignation effective immediately. He felt that he could not comply with the recently enacted attendance policy established by City Council due to employment and family responsibilities.

PUBLIC HEARINGS

None.

Mr. Chappell arrived at the meeting at this time.

NEW BUSINESS

Steve Tatone All American Leasing & Auto Sales - Site Plan Amendment

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

Mr. Schwab presented the application for Steve Tatone All American Leasing & Auto Sales for a site plan amendment for the property located at 2 Loop Road. The request is to install lighting and to do architectural changes to the building. The zoning for this property located at the northeast corner of Loop Road and State Route 48 is B-2. This is the former location of Limerick's Restaurant. This is a proposed used car dealership and auto leasing business. The exterior changes to the building would be primarily adding large windows to the building that would be the used car showroom. They would add large garage doors to the area that is currently the kitchen and would become the service

area. The circular driveway would remain. The only change in the parking lot would be to increase the lighting for that area by adding 30 feet high light fixtures. The style of lighting fixtures proposed is that in which the city has generally found acceptable in other instances. There would also be added a twelve foot door to the service area.

Staff recommended approval the application subject to the following conditions:

1. Muntins shall be installed in all proposed windows and glass doors.
2. Signs shall not be considered as a part of this application.

The applicants, Mr. Jerry Buening and Mr. Steve Tatone, were present.

Mrs. Simmons asked if they could comply with staff recommendations.

Mr. Tatone stated that he could.

MOTION: Mr. Looper moved to approve the site plan amendment request submitted by Steve Tatone All American Leasing and Auto Sales subject to the following conditions:

1. Muntins shall be installed in all proposed windows and glass doors.
2. Signs shall not be considered as a part of this application.

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

Mr. Hall returned to the meeting at this time.

Louis Bordonaro - Variance of Ordinance No. 39-84, Regulation of Outdoor Dish Type Antenna

Mr. Schwab presented the application for a variance of the setback requirement of the Satellite Dish Antenna Ordinance by Mr. Louis Bordonaro. The property is located at the southeast corner of Waterford and Bellingham. The applicant is seeking this variance because the only location permitted for the installation of the antenna according to the ordinance is unacceptable due to trees and telephone poles. Applicants may apply to the Planning Commission for a variance to the ordinance and the decision of the Planning Commission is final. Staff recommended approval of the variance request as submitted.

The applicant, Mr. Bordonaro, was present. He stated that due to the height and location of his trees and telephone pole, he cannot comply with the Ordinance. He further stated that he has installed a 6 foot high cedar fence to help hide the antenna.

Mr. Looper expressed concern about the approval of this request establishing a pattern for such requests.

MOTION: Mrs. Simmons moved to approve the variance request submitted by Mr. Louis Bordonaro. Mr. Chappell seconded the motion. The motion was approved 5-1 with Mr. Looper voting against the motion.

Allstate Insurance Co. - Variance of the Rear Yard Parking Requirement in the AP District.

Mr. Schwab presented the application requesting a variance to the rear yard parking requirement in the AP District for the property located at 137 South Main Street. This is a business that was formerly a residence. The proposed parking spaces would be six spaces; the required spaces would be four. He further stated that the AP ordinance does not permit front yard or side yard parking. Staff recommended denial of this application.

There was discussion about the two properties to the south of this location both containing front yard parking and urged the applicant to explore other alternatives to the parking problem on the property that would comply with the ordinance parking requirements.

The applicant, Mr. Spohn, was present. He stated that the constraints imposed by the size of the house and its location on the property justified the variance request for front yard parking.

Mr. Hall asked if the Board of Architectural Review (BAR) had reviewed this application.

Mr. Schwab stated that the BAR did not review this application since the Planning Commission approves parking requests.

Mr. Hall asked if the Planning Commission could ask the BAR for their opinion on this application.

The applicant advised that he would be required to make his decision on this property by the end of the year.

The Planning Commission expressed a willingness to have a special meeting for this application if the BAR would recommend approval of the parking request.

Mr. Hall stated that there are cars parked in the front yard of the two properties adjacent to this location and asked if there was a way of seeing if the properties to the south received approval for this parking before permitting front yard parking on this property.

Mr. Schwab agreed research the history of the front yard parking on the two adjacent lots to the south of this property.

Mr. Chappell expressed concern that if this request was approved, it would establish a precedent and the front yards of the properties on South Main would become nothing but asphalt.

MOTION: Mr. Hall moved to have the BAR review this application and that staff investigate the parking situations of the properties to the south of this location as to such issues as whether permission was acquired before the parking spaces were established. Mr. Chappell seconded the motion. The motion was approved unanimously 6-0.

OTHER NEW BUSINESS

Performance Bond Release, Nutt Road Estates, Section Two

Mr. Schab recommended to release the \$40,000 Performance Bond for sidewalks entirely, subject to acceptance of the sidewalks by Washington Township and posting of a Maintenance Bond of \$3,000 for a one year duration to Washington Township.

MOTION: Mrs. Simmons moved to approve the recommendation of Mr. Schab, the City Engineer, concerning release of the performance bond for the sidewalks in Nutt Road Estates, Section Two. The motion was seconded by Mr. Looper. The motion was approved unanimously 6-0.

Mr. Looper advised that the draft of the new zoning ordinance was completed as well as the new zoning map.

The next regular meeting was scheduled for Tuesday, January 28, 1986, at 7:30 P.M. in the City Council Chamber.

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Elmer Cole", with a long horizontal line extending to the right from the end of the signature.