

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, March 26, 1985

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Robert Looper; Mr. David Hall; Mr. Brian Bergsten. Absent: Mr. Robert Chappell; Mrs. Marian Simmons; Mr. Robert Hosfeld. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Steve Feverston, Planner.

Approval of the minutes of February 26, 1985:

MOTION: Mr. Looper moved to approve the Planning Commission minutes of February 26, 1985, as written. Mr. Hall seconded the motion. The motion was approved unanimously 4-0.

SETTING OF PUBLIC HEARINGS

The following item was scheduled for public hearing for Tuesday, April 30, 1985, at 7:30 P.M., to be heard in the City Building:

Lawton C. Gerlinger, Jr. - Sign Variance
Location: 450 North Main Street

COMMUNICATIONS

K-Mart - Temporary Garden Center

Mr. Schwab reviewed the request submitted by the K-Mart store located at 8900 Lebanon Pike for a temporary garden center. Mr. Schwab stated that this request was basically the same request as was approved the previous year. The proposal is to locate plant displays along the southwest corner of the existing building. The time period for the temporary garden center would extend from April 1 through September 30, 1985.

Staff recommended approval of the request noting that that application required Council approval and Council could not act on the request until April 15, 1985.

MOTION: Mr. Bergsten moved to approve the request for a temporary garden center for K-Mart as presented. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

Throckmorton Brothers - Temporary Garden Center

Mr. Schwab reviewed the request submitted by Throckmorton Brothers for a temporary garden center to be located on the northwest corner of East Franklin Street and Compark Road. The vacant building on the site will be utilized for storage and the sales transactions. The two (2) curb cuts closest to the intersection will be closed. The time period for the temporary garden center would extend from April 16 through June 30, 1985.

MOTION: Mr. Looper moved to recommend approval of the temporary garden center requested by Throckmorton Brothers to extend from April 16, 1985 through June 30, 1985, to Council. Mr. Bergsten seconded the motion. The motion was approved unanimously 4-0.

Linclay Corporation - Temporary Signs

Mr. Schwab explained that the Linclay Corporation was requesting two (2) temporary signs, one (1) to be placed on the corner of SR 48 and Alex-Bell Road, and the other to be placed along Loop Road behind the existing Gold Circle store which is the site of the Cross Pointe Centre Shopping Center. Each single-faced sign is proposed to be 8 ft. by 8 ft. for a total of 64 sq. ft. and 10 ft. in height. The first sign will read, "Cross Pointe Centre, Out Lots Available, Lease or Build to Suit". The second sign will read, "Cross Pointe Centre, Building Sites, 1/2 to 14 Acres".

Mr. Schwab pointed out that there are currently two (2) temporary signs existing on the site that were approved by the Planning Commission through June 30, 1985. The signs being proposed are requested to be approved for a 6-month period.

The provisions in the Zoning Ordinance pertaining to temporary signs allow one (1) temporary sign for each frontage not to exceed 32 sq. ft. The proposed sign ordinance which has been set for public hearing by City Council permits a maximum of 32 sq. ft. along each frontage for a period of time not to exceed 30 days with a maximum height of 6 ft.

Staff recommended to approve the request for a 6-month period with the condition that the size be reduced to 4 ft. by 8 ft. and the height be reduced to 6 ft.

Mr. Hall asked if approval of this request would result in a total of three (3) temporary signs on the corner of SR 48 and Alex-Bell Road.

Mr. Schwab stated that three (3) temporary signs would be located at that intersection plus the permanent identification sign.

Mr. Bergsten asked the size of the two (2) existing temporary signs at the intersection.

Mr. Schwab stated that the signs were approximately 7 ft. wide and 9 ft. in height.

Mr. Fred Vollat, representing the Linclay Corporation, stated that the existing temporary signs may be removed prior to the June 30, 1985, expiration date. He stated that even though they would prefer the signs as requested, they would be willing to do as the Planning Commission wished.

Mr. Bergsten stated he did not agree that a sign should be approved which is larger than what would be permitted under the requirements in the new sign ordinance. He stated that the Planning Commission would already be making exceptions to the ordinance.

Mr. Hall stated he did not have a problem with the sign to be located along Loop Road, but he felt that the sign at the intersection would be too many.

Mr. Schab suggested that the location of these temporary signs should be reviewed in view of the new SR 48 bypass which should be opened in approximately ten (10) days.

Mr. Schwab suggested that the one (1) sign advertising the out lots be placed on those out lots along Alex-Bell Road.

MOTION: Mr. Looper moved to approve the request submitted by the Linclay Corporation for two (2) temporary signs not to exceed 4 ft. by 8 ft. and 6 ft. in height for a period not to exceed 6 months. Mr. Bergsten seconded the motion. The motion was approved 3-1 with Mr. Hall voting no.

Mr. Tate stated that should the applicant desire to place the one (1) sign on the out lots, they could do so.

Mr. Schwab pointed out that a sign permit should be obtained from the City.

Kroger's - Temporary Garden Center

Mr. Schwab reviewed the request submitted by the Kroger Company for a temporary garden center to be located in the parking area in front of their store on South Main Street in the Centerville Place Shopping Center. The area to be used will cover an area of approximately ten (10) parking spaces. The time period being requested would extend from April 1 through July 31, 1985.

MOTION: Mr. Hall moved to recommend approval of the temporary garden center for the Kroger Company located in the Centerville Place Shopping Center to Council. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

Kroger's - Temporary Signs

Mr. Schwab reviewed the request submitted by the Kroger Company for additional temporary signage for the store located on South Main Street in the Centerville Place Shopping Center in celebration of their re-grand opening. The time period requested would extend from March 31, 1985, through April 14, 1985. The four (4) items being requested include:

1. A 5 ft. by 60 ft. wall banner for a total of 300 sq. ft.;
2. A portable sign along SR 48 approximately 4 ft. by 8 ft. for a total of 32 sq. ft.;
3. Pennants with colored flags and helium filled balloons attached to the front of the store;
4. Pennants with colored flags extending from the top of two (2) light poles in the parking area to the ground.

Mr. Schwab pointed out that staff can currently approve a 32 sq. ft. temporary wall sign. The new ordinance would allow staff to approve a 12 sq. ft. wall sign for a period not to exceed 30 days. A portable sign is currently permitted to be 32 sq. ft. and the new ordinance would allow a 32 sq. ft. sign not to exceed 16 sq. ft. per face up to 30 days. Moving signs, which include pennants and balloons, are not currently permitted and would not be permitted under the new ordinance.

Staff recommended that the wall banner be approved with the size not to exceed 32 sq. ft. and a portable sign be approved with the size not to exceed 16 sq. ft. per face for a total of 32 sq. ft.

Mr. Looper stated that the only part he would object to is the helium balloons.

Mr. Tate stated that the request did not present a problem to him because of the short period of time being requested, although the helium balloons might be a problem.

Mr. Hall stated that he had no objection to the request as submitted.

Mr. Schwab pointed out that the City has had problems with moving signs such as pennants from other businesses in the City during special promotions. He stated that this would create a problem for the Zoning Inspector for those persons who just put up these pennants without approval.

MOTION: Mr. Looper moved to approve the request by the Kroger Company for temporary signage to include:

1. A 5 ft. by 60 ft. banner;
2. Pennants with helium balloons;
3. Pennants decorating the light poles;
4. A portable sign to be placed along SR 48,

for a period not to exceed two weeks (through April 14, 1985). Mr. Hall seconded the motion. The motion was approved unanimously 4-0.

PUBLIC HEARINGS

Linclay Corporation (Anchor Hocking) - Sign Variance

Mr. Schwab reviewed the variance request submitted by the Linclay Corporation for Anchor Hocking which will locate at the Cross Pointe Centre Shopping Center on Alex-Bell Road at SR 48. The permitted amount of sign area for wall signage is 135 sq. ft. for this tenant. The requested amount of sign area is 224.27 sq. ft. to be used on three (3) faces of the building.

Sign "A" (facing Loop Road) is 74 sq. ft.; Sign "B" (facing the main entrance) is 135 sq. ft.; and Sign "C" (on the extension of the east wall of the store) is 12.27 sq. ft., for a total of 224.27 sq. ft. The location of this particular store is the end storeroom space closest to the SR 48 and Alex-Bell Road intersection. The application is requesting more sign area than is permitted under the current ordinance. The proposed ordinance would allow 1-1/2 times the linear foot of store frontage and would be required to be used on the wall from which the area is generated.

Staff recommended that the variance request be denied based on the fact that wall signage is not permitted on more than one (1) frontage.

Mr. Hall asked if the area of the signs would be permitted if signage was generated on each wall.

Mr. Schwab stated that the sign area proposed would be permitted if that were the case.

Mr. Looper reminded the members of Planning Commission that in a request by Marshall's, also located in Cross Pointe Centre, signage along the rear wall facing I-675 was denied. He stated at that time, there was considerable discussion as to whether signage should be generated along multiple frontages or just one. The decision, at that time, was that only one (1) frontage should generate signage in conjunction with the provisions in the new sign ordinance.

Mr. Bergsten stated he felt Marshall's was a different situation since the signage would have definitely been on the rear of the building. In this case, the building turns more towards SR 48.

Mr. Hall stated he felt that both sides of the store should be identified because persons passing by would want to know what was at that location.

Mr. Looper stated if the signage is approved for the rear of Anchor Hocking, the car dealerships will also request signage on the rear of their buildings along I-675 which will result in sign pollution.

Mr. Tate stated that he was concerned with the size of Sign "B". He suggested that perhaps Sign "B" should be the same as Sign "A" in size since each sign would be visible from SR 48 depending on the direction of travel. Mr. Tate stated that it was his feeling that the same size sign on both faces should be adequate.

Mr. Tate opened the public hearing.

Mr. Fred Vollat, representing the Linclay Corporation, stated that he would speak with Anchor Hocking and felt that they would be willing to scale down the one sign.

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

MOTION: Mr. Hall moved to approve the sign variance submitted by the Linclay Corporation for Anchor Hocking with the following condition:

1. Sign "B" be modified to be the same dimensions as Sign "A" (74 sq. ft.).

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

NEW BUSINESS

Station House Acres - Record Plan

Mr. Schwab reviewed the record plan which is part of a conditional use residential development plan to be located south of Centerville Station Road and east of Southbury Drive. The zoning on the parcel is R-1, single family residential. There are 33 lots proposed for the 20 acre site. Thoroughfare improvements would be required to Centerville Station Road as a part of this plan.

Staff recommended to approve the record plan with the following conditions:

1. A covenant be added between lot owners #1 and #27 and the City of

Centerville permitting access drives only to Station House Road.

2. The Washington Twp. Fire Department shall approve the layout of fire hydrants within the plat.
3. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
4. A storm sewer easement agreement over park property is executed by the developer.

Mr. Ralph Amos, engineer, and Mr. Vic Griemann, developer, were present for the reivev of the project. Mr. Amos stated that the retention area proposed for Lot #16 will have a 4 ft. wide channel in the bottom of the basin.

Mr. Griemann stated that although that lot will not be as desirable, the retention area is necessary and will be the responsibility of that property owner, however an easement will be retained in order to grant the City the right to enter that area if necessary.

MOTION: Mr. Looper moved to recommend approval of the record plan for Station House Acres to Council with the following conditions:

1. A covenant be added between lot owners #1 and #27 and the City of Centerville permitting access drives only to Station House Road.
2. The Washington Twp. Fire Department shall approve the layout of fire hydrants within the plat.
3. In lieu of completion of the required improvements prior to the recording of the plat, a performance bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
4. A storm sewer easement agreement over park property is executed by the developer.

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

There being no further business, the meeting was adjourned.

Elmer [Signature] 4/30/85