

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, October 23, 1984

Mr. Hall called the meeting to order at 7:40 P.M.

Attendance: Mr. David Hall, Vice-Chairman; Mr. Robert Looper; Mrs. Marian Simmons; Mr. Brian Bergsten. Absent: Mr. Elmer C. Tate, Jr.; Mr. Robert Chappell. There is currently one vacancy on the Planning Commission.

Approval of the minutes of September 25, 1984:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of September 25, 1984, as written. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

SETTING OF PUBLIC HEARINGS

The following item was set for Public Hearing for Tuesday November 27, 1984, at 7:30 P.M., to be heard in the City Building:

Dayton Power & Light Company - Sign Variance
Location: 6500 Clys Road

PUBLIC HEARINGS

Marshall's, Inc. - Sign Variance

Mr. Schwab reviewed the request submitted by Marshall's, Inc., a department store to be located in Cross Pointe Centre on the northeast corner of SR 48 and SR 725. The request is to erect a wall sign facing I-675 on the rear of the building. The sign area requested is 420 sq. ft. The total sign area permitted for the facility is 225 sq. ft., therefore, making the requested variance 195 sq. ft. additionally.

Mr. Schwab pointed out that City Council approved variances for identification signage with the original site plan approval. Those approved variances included two (2) 120 sq. ft. freestanding signs 25 ft. in height, one to be located at the main entrance to the shopping center on SR 725 and the other located behind the shopping center facing I-675; the third identification sign is to be located on the corner of SR 48 and SR 725 which will be 50 sq. ft. in total sign area at a height of approximately 9 ft. The signage for the rest of the tenants is based on 1-1/2 sq. ft. of sign area per linear foot of building frontage.

The applicant has already obtained a permit to erect a wall sign on the side of the building facing SR 48. It is apparent from the electrical work, that it is the intent to also place a sign on the front of the building.

In reviewing the request, staff felt that a unique situation did occur since the area is completely surrounded by the public right-of-way. Staff recommended approving a variance that would generate 1.5 sq. ft. of sign area per linear foot of building frontage on the rear wall facing I-675. Mr. Schwab pointed out that this wording in approval, if the Planning Commission so desired, would clarify the usage of a maximum of

two (2) wall signs for a total of 450 sq. ft. of signage. The reason for this clarification is due to the fact that the Linclay Corporation intends to file an application for the entire shopping center requesting wall signage on the back of each individual occupant's store space facing I-675 as well as the front of the building.

Mr. Schwab explained further that the new proposed sign ordinance, which is scheduled for a Public Hearing later in this meeting, would allow wall signage to be generated on any side facing a public right-of-way.

Mr. Hall opened the Public Hearing.

Mr. Jim Hardin, representing Marshall's, Inc., stated that they are proposing only a total of two (2) signs for this location. He stated that they may request a change of the location of the sign for which they have already received a permit. He stated that the original location was to be the side wall facing SR 48 and it may be relocated to the front of the building. The only other sign would be the sign being requested to be located on the back of the building which is within the recommendation of staff.

There being no other speakers, the Public Hearing was closed.

Mr. Looper stated if every business in that shopping center has a sign on the back of the building, it will look junky.

Mr. Bergsten stated that the proposed sign ordinance seems to address sign allowance in a correct manner and this would seem like a logical extension to grant this variance.

MOTION: Mr. Bergsten moved to approve the sign variance requested by Marshall's, Inc., with the following condition:

1. The rear wall of Marshall's building facing I-675 shall generate 1.5 sq. ft. of sign area per linear ft. of building frontage.

The motion died due to a lack of a second

FINAL MOTION: Mr. Looper moved to deny the request by Marshall's, Inc. Mrs. Simmons seconded the motion. The motion was approved 2-1 with Mr. Bergsten voting no and one (1) abstention.

Mr. Hall reviewed the appeal procedure with Mr. Hardin.

Rehabilitation Institute of Ohio (MVH) - Sign Variance

Mr. Schwab reviewed the request by the Rehabilitation Institute of Ohio (MVH) to vary the setback of the proposed ground mounted sign from the required 25 ft. to the proposed 5 ft. from the right-of-way. The new facility will be located at 6236 Far Hills Avenue along the area serviced by the frontage road. The zoning on this parcel is B-2, Roadside Business. The proposed sign will be single-faced and is approximately 5 ft. in height. The total sign area proposed is within the requirements of the sign ordinance.

Staff determined that since the building is set back considerably from SR 48 limiting the opportunity to see the sign, and due to the amount of vegetation on this property, a variance would be warranted. Mr. Schwab stated that the sign could be 15 ft. in height, however, that is not the image the facility wants to create. It is, therefore, the staff recommendation to approve the variance request with the following condition:

The sign height not exceed 6 ft.

Mr. Hall opened the Public Hearing.

Mr. Vern Ericson, Director of Planning for MVH, stated that the facility will house the physical and occupational therapy, and speech therapy in order to provide a convenient location for outpatients for the south side of the city. Mr. Ericson stated that they feel that they need a sign to be visible since the existing vegetation would screen the areas possible for location of the sign.

Mr. Dick Blommel, Blommel Sign Company, stated that the sign unit is approximately 14.63 sq. ft. in sign area. The entire bronze background of the sign will be metal and the lettering will be removed from this background and covered with plexiglass to give a white lettering image. Mr. Blommel stated that the intent is to maintain the vegetation and the only way to do that is to locate the sign in front of the vegetation.

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

Mrs. Simmons stated that no other businesses in that area have a sign placed closer to SR 48.

Mr. Looper stated that in talking to other businessmen in this area, they have indicated that if this variance is approved, they will also apply for a variance. He stated this would create so many signs that you, again, could not pick out any one sign. Mr. Looper stated that it was his feeling that the 25 ft. setback should be maintained.

Mrs. Simmons suggested that the vegetation could be trimmed to allow visibility of the sign if it were located 25 ft. from the right-of-way.

Mr. Looper stated that the address of the building is displayed on the south side of the building in 2 ft. tall numbers which is clearly visible to people trying to locate the building.

Mr. Blommel stated that the sign is not designed to advertise the facility, but rather to help people locate it.

Mrs. Simmons stated that she was aware that the location is hard to find, but this entire area is the same for everyone. If the Planning Commission would start granting variances here, there would be signs up all along this area.

Mr. Blommel stated he thought each variance was to be considered on its own merit.

MOTION: Mr. Looper moved to deny the variance request by the Rehabilitation Institute of Ohio (MVH). Mrs. Simmons seconded the motion. The motion was approved 2-1 with Mr. Bergsten voting no and one (1) abstention.

An Ordinance Amending Ordinance No. 15-61, The Zoning Ordinance And All Amendments Thereto, By Amending The Provisions Which Pertain To Signs And Penalties For Violations Of The Ordinance For All Zoning Districts Within The City.

Mr. Hall opened the Public Hearing.

There being no speakers, Mr. Hall closed the Public Hearing.

It was the concensus of the Planning Commission that discussion of the sign ordinance should take place at the next regular meeting when more members would be present.

MOTION: Mrs. Simmons moved to table the sign ordinance. Mr. Looper seconded the motion. The motion was approved 3-0 with one (1) abstention.

UNFINISHED BUSINESS

Tom Harrigan Olds - Temporary Sign

Mr. Hall explained that since he would have a conflict of interest regarding this item of business, it should remain on the table since the three (3) remaining members in attendance would not constitute a quorum.

MOTION: Mr. Looper moved to table the request for a temporary sign by Tom Harrigan Olds. Mrs. Simmons seconded the motion. The motion was approved 3-0 with one (1) abstention.

NEW BUSINESS

Investmark Realty - Site Plan

Mr. Schwab reviewed the request by Investmark Realty to convert an existing residence to an office use and install a parking area in conjunction with that office use. The site is located at 6239 Wilmington Pike which is the subject of a rezoning application that was approved by Council although there is a 30-day waiting period from the time of approval for that rezoning to be effective. The parking requirement for this site is 8 spaces and the applicant has proposed 14 parking spaces. The intent of the relocation of the driveway is to correspond with the Wilmington Pike Task Force plan which shows the driveway aligned with the roadway on the east side of Wilmington Pike. The proposed curb cut is 24 ft. wide with a 15 ft. radius coming out to existing Wilmington Pike. Forty-five (45) feet of width will be provided for vehicles backing in and out of the spaces on the property.

Staff recommended approval of the site plan with the following conditions:

1. Approval of this site plan shall be contingent on the rezoning of the lot to Office-Service.
2. A stormwater drainage plan shall be submitted that is subject to approval by the City Engineer.
3. Sixty (60) feet of right-of-way from the centerline of Wilmington Pike across the front of the property be dedicated to the City.

Mr. Schwab stated that the applicant has submitted a letter to the City indicating that there would be no objection to the dedication of the 60 ft. of right-of-way and being assessed for the improvements to Wilmington Pike in the future.

Mr. Schwab pointed out that the Fire Department requested that the turn-around be widened to 90 ft. in diameter; however, in looking at the site, staff disagreed with that recommendation. He stated that the driveway is very short and in the future will be shorter.

Mr. Vic Green, representing Investmark Realty, stated that he had discussed the drainage situation with the City Engineer and there has been a conclusion as how to deal with the drainage.

MOTION: Mrs. Simmons moved to recommend approval of the site plan for Investmark Realty to Council with the following conditions:

1. Approval of this site plan shall be contingent on the rezoning of the lot to Office-Service.
2. A stormwater drainage plan shall be submitted that is subject to approval by the City Engineer.
3. Sixty (60) feet of right-of-way from the centerline of Wilmington Pike across the front of the property be dedicated to the City.

Mr. Looper seconded the motion. The motion was approved 3-0 with one (1) abstention.

The Siebenthaler Company - Site Plan Amendment

Mr. Schwab reviewed the request by the Siebenthaler Company for a site plan amendment to their existing facility located at 6000 Far Hills Avenue. The proposal is to enclose approximately 60 ft. of the existing lap portion of the south side of the building. The top of the enclosure would be an arched roof construction with plastic sheeting on the top of the roof. The front and rear walls would be constructed of rigid translucent plastic material. There will be a large doorway in the front of each section with wood slats. The intent is to make a sort of hothouse for better climate control for certain types of plants.

Staff recommended approval of the site plan amendment as submitted.

Mr. Mike Fanning, representing Siebenthaler's, stated that the improvements are to create a better shopping atmosphere as well as providing protection against frost in the spring of the year. He stated that the design and materials to be used were obtained to make the addition appear to be an original part of the building and match its current construction.

Mr. Schwab stated that the Fire Department indicated to staff that they have been working to locate a fire hydrant in this particular area along Far Hills Avenue. It is their recommendation that a hydrant be required as a part of this change to the property.

Mr. Hall stated he did not see how the requirement of a fire hydrant related to the site plan amendment.

MOTION: Mr. Looper moved to recommend approval of the site plan amendment for Siebenthaler's to Council as submitted. Mrs. Simmons seconded the motion. The motion was approved 3-0 with one (1) abstention.

Mr. Schab pointed out that building permits will be required prior to any type of construction.

Beechwood One, Sec. 3 - Bond Release

Mr. Schab stated that final inspection of Beechwood One, Section 3, was completed by Centerville and Washington Township personnel, and at that time it was determined that all items shown on the construction drawings were installed, except the sidewalks. The Washington Township Trustees have accepted the roadways for public use and maintenance.

It is, therefore, recommended that the performance bond of \$310,000 for streets and storm sewer system be released subject to a maintenance bond of \$15,500 for a period of one (1) year. The sidewalk bond of \$56,000 is to remain in force, until a greater proportion of the sidewalks are constructed and in place.

MOTION: Mrs. Simmons moved to release the performance bond of \$310,000 subject to a one (1) year maintenance bond in the amount of \$15,500. The sidewalk bond of \$46,000 shall remain in force. Mr. Looper seconded the motion. The motion was approved 3-0 with one (1) abstention.

The December meeting of the Planning Commission was scheduled for December 18, 1984, at 7:30 P.M. There being no further business, the meeting was adjourned.

