

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, November 27, 1984

Mr. Tate called the meeting to order at 7:35 P.M.

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

Approval of the minutes of October 23, 1984:

MOTION: Mr. Hall moved to approve the Planning Commission minutes of October 23, 1984, as written. Mr. Looper seconded the motion. The motion was approved unanimously 5-0.

COMMUNICATIONS

Mr. Harvey Smith, Vice-President of the Centerville-Washington Park District, presented Planning Commission a Certificate of Appreciation for their assistance of the Open Space concept in the community. Mr. Smith stated that the Certificate was being presented in conjunction with the 25th Anniversary of the Park District.

The members of the Planning Commission thanked Mr. Smith for this recognition and expressed their gratitude to the efforts and success of the Park District.

PUBLIC HEARINGS

Dayton Power & Light Company - Sign Variance

Mr. Schwab reviewed the variance request by the Dayton Power & Light Company (DP&L) to install two (2) directional signs at their new service center located at 6500 Clys Road. The permitted sign area for directional signs is 2 sq. ft. per face. The applicant is requesting 8 sq. ft. The total permitted sign area for this facility is 162 sq. ft. The proposed wall signage is 67.3 sq. ft. and the applicant has not applied for free-standing signage, in an attempt to combine it with the directional signs. The zoning on the parcel is Light Industrial, I-1. The proposed entrance signs are designed to be identification signs containing the DP&L logo and the words "Centerville" and "Enter"- "Exit". These signs are approximately 5 ft. in height and will be internally illuminated.

Staff recommended to deny the variance request by DP&L based on no uniqueness to the property. Mr. Schwab stated, however, that DP&L would be willing to sacrifice some of the identification signage which they are permitted in exchange for the larger directional signs.

Mr. Hosfeld removed himself from the meeting at this time due to a conflict of interest.

Mr. Tate opened the public hearing.

Mr. Tim Waubler, representing DP&L, stated that the reason for the variance request is to communicate that it is the DP&L Service Center, and more importantly, to maintain a circular flow of traffic to the facility.

Mr. Hall stated that he did not have a problem with the idea of a sign, however, he objected to the size of the sign.

Mr. Bergsten asked if there was a reason the DP&L logo had to be on the entrance signs.

Mr. Waubler stated that other than the logo on the building, that is the only identification of the center.

Mr. Tate asked if the site was still wooded.

Mr. Waubler stated that there will be a 30 ft. row of trees along Bigger Road which will screen the facility somewhat.

Mr. Hall stated that by adding the logo to the directional signs, it is actually an identification sign which should be required to maintain the setback requirements. He stated if this variance is approved, everyone along this area of new development will ask for the same type of signage which is not a good precedent to set. Mr. Hall stated that the directional part of the sign involves approximately 1/3 of the sign area and the remainder is identification. He stated that since the major portion of the directional sign is for identification purposes, the proper setback requirements should be maintained.

Mr. Bergsten stated that the sign is not offensive, however, it would be a poor precedent to approve it when the entire area will be developing in the future.

Mr. Looper suggested that the sign be made smaller.

Mr. Schwab stated that the directional signs could be 1 ft. by 2 ft. and the facility would be permitted to erect a ground mounted identification sign 25 ft. back from the right-of-way not to exceed 16 ft. in height. The facility could essentially have directional signage, wall signage, and ground mounted signage, and remain in compliance with the permitted sign allowance. Mr. Schwab stated that the question is whether the Planning Commission is willing to allow DP&L to merge their ground mounted sign with their entrance signs.

Mr. Hall stated that the next business developing in that area will want the same benefit of signage as is approved for DP&L. He stated that DP&L, being a public utility, does not have to compete for customers, but the other business in the area will have to compete.

MOTION: Mr. Hall moved to deny the variance request. Mr. Looper seconded the motion. The motion was approved unanimously 4-0.

Mr. Waubler was advised of the appeal procedure should DP&L decide to appeal the decision to Council.

Mr. Hosfeld returned at this time.

UNFINISHED BUSINESSAn 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.

The public hearing concerning the proposed Sign Ordinance was held at the previous meeting at which time the item was tabled for discussion at this meeting.

Mr. Schwab pointed out that during the previous meeting, Planning Commission considered a sign variance for Cross Pointe Centre (Marshall's) to allow identification signage on the rear wall of the center facing I-675. At that time, there was objection to allowing identification signage on the rear of the buildings. Mr. Schwab stated that the proposed ordinance would allow signage to be generated on any side of a building facing a public right-of-way. Since the majority of the Planning Commission voted against the variance request allowing this rear wall signage, the Planning Commission may want to review these provisions in the proposed ordinance permitting wall signage along all public right-of-ways.

Staff recommended that should the Planning Commission still feel that signage should not be generated on all sides of a building facing a public right-of-way, that section of the proposed ordinance be changed. Mr. Schwab suggested that to change the ordinance, it could be simply accomplished by modifying it to read "corner lots and through lots shall be considered only to have one (1) building frontage".

Mr. Farquhar stated that if the ordinance is not going to be recommended to Council as written, should Council make any major changes, it will be required to come back to Planning Commission for review. He suggested that if Planning Commission is going to recommend changes to the ordinance, those changes should be made and forwarded to Council at that time. This would be a faster process.

MOTION: Mr. Hall moved to table the ordinance for further review. Mr. Looper seconded the motion. The motion was approved unanimously 5-0.

The members of the Planning Commission were to review some of the existing signs in order to determine their effectiveness in sign area and setback from the public right-of-way.

Tom Harrigan Olds - Temporary Sign

This project is to remain on the table.

NEW BUSINESSSuperAmerica - Concept Plan

Mr. Schwab reviewed the concept plan proposal submitted by the Ashland Oil Company, to construct a SuperAmerica convenient store to be located at 113 North Main Street (Payless) in the APD. The proposal is to clear the site of the current filling station and construct a new convenience store facility and gas pumps with canopies. The required number of parking spaces for a convenience store is 22 spaces. The applicants have

proposed 10 spaces on the site. One of the major issues of this concept is that in the APD, a gas station requires a B-2 zoning. The APD allows zoning classification uses of residential through a B-1 use. The use of a convenience store would be permitted, however, the gas station would not be a permitted use in the APD. The current gas station was constructed legally at the time and has been allowed to continue as a legally non-conforming use.

The construction will be a glass front with some type of panels that have an aggregate finish.

Mr. Schwab stated that staff's comments would be that the APD does not allow outdoor retail sales which would be part of this facility, that the APD Ordinance provides for parking to be in the rear of the building, and that the APD does not allow B-2 uses.

Mr. Louis Schuette, Mr. Ron Bradley, and Mr. Jerry Maxwell, were in attendance representing SuperAmerica. Mr. Schuette stated that the request is to demolish the present site and reconstruct it with the new modern store-station concept. The convenience store would be approximately 3500 sq. ft. and would have approximately 1850 sq. ft. of retail area inside the building. He stated that the convenience store would be permitted in the APD, although the gas station is not permitted. With this new concept, the number of pump islands would be reduced to 2. The canopy over the islands is 48 ft. by 52 ft. Mr. Schuette stated that although they have provided only 10 parking spaces, they also consider the spaces under the canopy as parking spaces which would number an additional 12 spaces.

Mr. Hall asked the number of new employees this project would create.

Mr. Maxwell stated that the new concept would employ approximately 18 people.

Mr. Looper asked what the chances were of making the appearance of the building more colonial.

Mr. Schuette stated that chances were probably slim to none, however, he would speak with the engineers to see what they might come up with.

Mr. Bergsten stated that he would be opposed to expanding the use of a gas station in the APD.

Mr. Looper stated he would favor the concept since it would be an improvement as to what currently exists; however, the style of the building should be colonial to blend with the area.

Mr. Hosfeld stated that he would be concerned with the traffic situation since the area is quite congested.

Mr. Tate pointed out that when I-675 is open, it will relieve some of the traffic going through the center of town.

Mr. Hosfeld stated that if the style of the station can be modified to fit the APD, then it could work.

Camelot Projects - Site Plan

Mr. Schwab reviewed some changes to the building located at 133 East Franklin Street in the APD. He stated that there was a joint application in 1982 for the two properties located at 125 and 133 East Franklin Street. That application was to make a common driveway between the two properties to allow the expansion of 125 East Franklin Street which is a bridal shop. City Council made some conditions to the approval of the site plan at that time. One of those conditions states that the front of the buildings be entirely in grass except for the area under the 4 ft. overhang of 125 East Franklin Street.

There have been complaints that the motion meant that the driveway be removed and be entirely grass. The applicant is challenging the intent of the motion and is asking that the driveway remain at 133 East Franklin Street.

MOTION: Mr. Hall moved to refer the matter to City Council in order to clarify Council's motion. Mr. Bergsten seconded the motion. The motion was approved unanimously 5-0.

There being no further business, the meeting was adjourned.

Elmer Tate

12/18/84

