

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, April 24, 1984

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. Harry Williams; Mr. Brian Bergsten. Absent: Mr. Robert Chappell; Mrs. Marian Simmons. Also present: Mr. Alan C. Schwab, City Planner; Mr. Robert N. Farquhar, City Attorney.

Approval of the minutes of March 27, 1984:

MOTION: Mr. Bergsten moved to approve the Planning Commission minutes of March 27, 1984, as written. Mr. Looper seconded the motion. The motion was approved unanimously 5-0.

SETTING OF PUBLIC HEARINGS

The following items were set for Public Hearing for Tuesday, May 29, 1984, at 7:30 P.M., in the City Building:

- A. An Ordinance Amending Ordinances 15-61 and 41-77 Relating To Sidewalk Sales In Business Districts.
- B. Leona M. King - Variance of Side Yard Requirement

Location: 7185 West Von Dette Circle

COMMUNICATIONS

Fairhaven Church - Temporary Construction Sign

Mr. Schwab reviewed the request from Fairhaven Church for permission to erect a construction sign on the vacant piece of land located on the northeast corner of Whipp and Marshall Roads. He stated that the construction of the church itself will begin in the fall of this year and be completed approximately one (1) year later. During this time, the church has requested two temporary construction signs to be 4' x 8' panels which would be situated in a "V" configuration facing Whipp Road in the center of the site. The setback is to be 25' or more from the right-of-way. Mr. Schwab stated that normally there is a provision for a construction sign in a residential area to be erected no more than 60 days prior to the start of construction. The standards of this provision state that a sign not exceed 4 sq. ft. per contractor and 50 sq. ft. in total sign area. The requested sign is proposed to be 64 sq. ft. with a portion of the sign being devoted to the construction phase and the other portion advertising the church. Mr. Schwab stated that normally a church is allowed an identification sign of 32 sq. ft. per face and total sign area of 64 sq. ft. He stated in consideration of what they propose to do and the acreage involved, staff recommends approval of the request with a time period of May 1, 1984 through May 1, 1986. Staff further recommends that the 6 ft. height requirement be maintained and the 2 panels of 32 sq. ft. each not be exceeded.

Mr. Hall asked if the actual sign would appear as what has been indicated on the drawing submitted.

Mr. John Lucas, representing Fairhaven Church, stated that the sign has been taken to Cotter Sign Company for professional design. The sign will, however, have the same content.

Mr. Hall stated that it appears that the whole purpose of the sign is to advertise the builder and not the church. He stated that this defeats the whole purpose of the Ordinance.

Mr. Tate stated that the purpose of the sign is to advertise the builder so people can find the location.

Mr. Hall stated that he realized that aspect, however, the request is to erect the sign 4 or 5 months in advance of construction. He stated that he had no objection to the church having a sign, but felt that the section of the sign advertising the builder was not the intent of the Ordinance.

Mr. Lucas stated that the request is being presented to the Planning Commission on behalf of the church. He stated that the builder indicated that the sign was not necessary until the construction was underway. Mr. Lucas stated that it was their feeling that the scope of the project on this 40 acre site needed some announcement of what is being planned for the site.

Mr. Schwab suggested that the bottom part of the sign with the builder information be left off until construction started and the top portion advertising the church could be done immediately.

Mr. Looper stated that a sign could be designed in 2 section and when the contractor is selected, that section of the sign could then be erected.

Mr. Schwab suggested that the 4' x 8' sheet be cut into the proportions desired and the top portion could be painted and erected at the present time. Once the contractor is decided, the bottom portion of the sign could be painted and erected not 60 days prior to the beginning of construction.

Mr. Lucas asked if there was a limitation to the height of the sign from the ground.

Mr. Schwab stated there is no limitation although it will be somewhat restricted because the entire sign cannot exceed 6 ft. in height.

Mr. Tate asked, for clarification, why a sign was needed for the site.

Mr. Lucas stated that the church felt that an announcement should be made concerning the building project on the site. The first phase of the development should begin by mid-summer and the second phase should start about 6 to 8 months later.

MOTION: Mr. Looper moved to approve the request for a construction sign for the Fairhaven Church with the following conditions:

1. The sign be constructed in two (2) sections with the section devoted to the advertising of the builder to be erected no sooner than sixty (60) days prior to the beginning of construction.

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

There being no further business, the meeting was adjourned.

Clare Tate 5/29/84

