

CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, July 26, 1983

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

Attendance: Mr. Elmer C. Tate, Jr.; Mr. Dallas Horvath; Mr. Brian Bergsten; Mrs. Marian Simmons; Col. Stanley Morrow. Absent: Mr. David Hall and Mr. Robert Chappell. Also present: Mr. Alan C. Schwab, City Planner; Mr. Karl M. Schab, City Engineer; Mr. Jon Bormet, Administrative Assistant.

Approval of minutes of June 28, 1983:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of June 28, 1983, as written. Col. Morrow seconded the motion. The motion was approved 4-0-1. Mr. Bergsten abstained.

PUBLIC HEARINGS

Bob Ross Buick - Sign Variance

Mr. Schwab made a slide presentation of the requested variances for Bob Ross Buick located at 85 Loop Road. The zoning on the parcel is B-2, Roadside Business. The four different variances being requested in the application are as follows:

	<u>Permitted</u>	<u>Requested</u>
Sign Height	16 ft.	31 ft.
Sign Area (Total)	50 sq. ft.	300 sq. ft.
Minimum Setback	25 ft.	10 ft.
Total Area:	15 sq. ft.	300 sq. ft.

Mr. Schwab stated that the allotment for the total sign area is based on the portion of the lot being used for the truck sales area since the proposed sign is to identify that use. The 15 sq. ft. figure was computed with the formula of 1-1/2 sq. ft. of signage per linear feet of building frontage. The temporary building being used for the truck sales has 10 ft. of frontage along SR 48.

Mr. Schwab reviewed the history of the signage for the Bob Ross Buick facility stating that when the original dealership went in, the signage was granted by virtue of one giant variance. These signs were approved under the old sign ordinance which stated that any single sign could not exceed 150 sq. ft. and had no height standards. He stated what was approved at that time for the new car lot was a freestanding sign about 36 ft. in height and approximately 150 sq. ft. per face which is the way sign area was measured under the old sign ordinance. The used car lot sign was approved at 28 ft. high and 162 sq. ft. in total sign area. The entire variance approved 9 signs for the site some of which were directional type signs.

Under the current sign ordinance, the business is allowed 480 sq. ft. of signage if the entire parcel is considered one use. The existing signage totals 612 sq. ft. in sign area just on the new and used care areas. Staff, however, feels that the parcel is being used as 3 separate uses

which includes the new car facility, the used car facility, and the truck sales facility. The only signage that the truck lot has is a billboard fronting on SR 48 which is not to be considered in this variance application as it is an off-site advertising sign.

Staff recommends to approve the variance with the following conditions:

1. The maximum height variance not be approved as the elevations of the SR 48 and Loop Road intersection will not be greatly affected due to the construction of the interstate.
2. The maximum sign area of the proposed freestanding sign be limited to 50 sq. ft.
3. The minimum setback requirement of 25 ft. be maintained and the 10 ft. setback variance not be granted.
4. A total allotment of 50 sq. ft. be granted for the freestanding sign.

Mr. Tate opened the public hearing.

Mr. Gary Madisaw, representing the applicant, was present to answer any questions of the Planning Commission.

There being no speakers for or against the issue, Mr. Tate closed the public hearing.

Mr. Tate asked what size the smallest sign of this type is available.

Mr. Madisaw stated it was his understanding that the shortest sign is 21 ft.

Mr. Schwab stated that these signs would be approximately 40 sq. ft. per side as indicated on the availability sheet which was included as part of the application.

Mr. Horvath stated that the area has adequate signage and you can visually see the truck lot.

Mr. Tate stated that the sign should be possibly more of a directional sign since access is off of Loop Road and not SR 48.

Mr. Bergsten asked what approval time was given to the temporary sales office for the truck lot.

Mr. Schwab stated it was approved for one year with a possible reapplication approval at that time. The original approval was given in late 1982.

Mr. Horvath stated that the building is a temporary building and the Planning Commission would be granting a permanent variance for a temporary building. He stated that the existing temporary building only generates 15 sq. ft. of signage and staff is being very generous by recommending 50 sq. ft. At this point, the billboard seems to be serving the purpose. He stated that he would rather wait until the construction of the ramp starts to see what the ramifications are going to be instead of granting

a variance at this time. At a later date if a larger building were constructed, they would want even more signage. Mr. Horvath stated that it would be jumping the gun to grant this variance with so many variables that exist.

MOTION: Mr. Horvath moved to deny the application for the variances as requested by Bob Ross Buick. Mr. Bergsten seconded the motion. The motion was denied 2-3. Mr. Tate, Col. Morrow, and Mrs. Simmons voted no.

FINAL MOTION: Mr. Horvath moved to approve the variance for Bob Ross Buick with the following conditions:

1. The freestanding sign not exceed a total of 50 sq. ft. in sign area;
2. The sign height not exceed 16 ft.

Mr. Bergsten seconded the motion. The motion was approved 3-2. Mr. Horvath and Mr. Bergsten voted no.

NEW BUSINESS

Supper, Tim - Approval of Driveway Location

Mr. Schwab stated that the request is for the approval of a driveway location at 35 Weller Avenue in the APD. The application was reviewed by the BAR in order to gain approval for the installation of a swimming pool at this residence. The proposed location is to extend the driveway from Weller Avenue north to the existing alley on the east side of the property.

Staff recommends that the driveway location be approved as submitted.

MOTION: Mr. Bergsten moved to approve the driveway location for Tim Supper at 35 Weller Avenue as presented. Mr. Horvath seconded the motion. The motion was approved unanimously.

Walnut Hills Estates II, Sec. 1 - Record Plan

Mr. Schwab stated that due to a lack of construction drawings to review, it is the recommendation of staff that this project be tabled.

MOTION: Mr. Horvath moved to table the record plan for Walnut Hills Estates II, Sec. 1. Col. Morrow seconded the motion. The motion was approved unanimously.

Mr. Tate stated that if the information is available to staff in order to complete their review, a special meeting of the Planning Commission will be held on Tuesday, August 9, 1983, at 7:30 P.M.

There being no further business, the meeting was adjourned.

9/27/83
Clare Tate

