

CENTERVILLE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, December 18, 1979

Mr. Tate called the meeting to order at 7:33 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Brian Bergsten, Mr. Bernard Samples, Col. Stanley Morrow. Absent: Mrs. Marian Simmons. Also present: Mr. Alan C. Schwab, Planner; Mr. Karl M. Schab, City Engineer; Mr. Robert N. Farquhar, City Attorney; Mr. Joseph S. Minner, Assistant City Manager.

Approval of minutes of November 27, 1979, Planning Commission meeting:

MOTION: Mr. Horvath moved to approve the Planning Commission minutes of November 27, 1979 as written. Mr. Bergsten seconded the motion. Motion approved unanimously.

SETTING OF PUBLIC HEARINGS

The following item was set for public hearing to be heard on Tuesday, January 29, 1980 at 7:30 p.m. at the Centerville Municipal Building:

Joe's is a Fish House - Sign Variance  
Location: 2 Loop Road

COMMUNICATIONS

Mr. Schwab stated that the temporary sign for the Centerville Place Shopping Center is still in existence. Staff's recommendation is to leave the temporary sign in place until the permanent sign is installed.

Mr. Horvath stated that a reasonable period of time is now over. The shopping center is built and everyone is aware that the shopping center has space available for lease.

Mr. Schab stated that the internal construction is not over, but the outside construction is over.

Mr. Horvath stated that the sign was to identify it as a shopping center. It is now evident that it is a shopping center.

Mr. Tate asked if technically construction is over.

Mr. Schab stated no it is not.

MOTION: Mr. Tate moved to let the temporary sign remain for a period of 45 days. Mr. Bergsten seconded the motion. The vote was 3-1-1. Mr. Horvath voted no. Mr. Samples abstained. Motion approved.

The Beerman Realty Company - Request for Temporary Placement of Trailer in Centerville Place

Mr. Schwab stated that the Beerman Realty Company had submitted a letter to Planning Commission to request permission to allow the trailer which is now occupied by the Optomist Club selling Christmas trees to be used to test the market for a Fitness World considering locating in the Centerville Place Shopping Center. They are also requesting a 3 ft. x 15 ft. banner across the front of the trailer. The request would be for temporary permission to allow the use to occur. The period of time would be from January 7, 1980 through January 19, 1980.

MOTION: Mr. Tate moved to approve the allowing of the trailer to remain for the additional period of time requested and to have the sign for the same period of time. Mr. Bergsten seconded the motion. Approved unanimously.

Ponderosa Steakhouse - Architectural Alterations

Mr. Schwab stated that the building permit was issued for the project which will allow the wall sign to be put up. This is a result of the freestanding sign being reduced in size. The Building Inspection Department has taken the responsibility for the freestanding sign to be reduced as a condition that the wall sign be erected.

1980 Budget

Mr. Schwab stated that the only significant change in the budget is that no Planning Commissioners will be able to attend that APA National Convention this year. Only the City Planner will attend the conference in San Francisco.

PUBLIC HEARINGS

Mikula, Stephen - Variance on Building Setback

Mr. Schwab made a slide presentation of the variance request for the property located at 458 North Main Street. The zoning on the parcel is R-3. The request is for a front setback variance. The required front yard in this district is 40 feet. The requested setback is 33 feet for a variance of 7 feet. This would be to make an addition onto the the existing garage of the building in order to provide a conference room.

The applicant would prefer not to extend to the rear of the property in order to save some large trees in that area. Also the applicant requested to expand the parking area. Staff approved that request as long as the requirements for screening are adhered to.

Staff's recommendation is that the variance be granted due to the uniqueness of saving the trees.

Mr. Stephen Mikula, owner of the building, stated that the idea of expanding this building and remodeling it was to have a building that

they could be proud of, enhance the appearance of the area, and one that they could function in. The outside of the building is finished in cedar and aluminum siding. Mr. Mikula stated that they are requesting the variance in order to save the large trees to the rear of the building. Trees will be placed to the rear of the property and continue up the side for screening. The driveway was narrowed in one location from 20 feet to 18 feet in order to save a large pine tree.

MOTION: Mr. Horvath moved to approve the variance as requested. Mr. Samples seconded the motion. Approved unanimously.

#### Mikula, Stephen - Variance on Sign Area and Setback

Mr. Schwab made a slide presentation of the request to vary the setback of the signage. The ordinance requires that all signs be set back 25 feet from the right-of-way on major thoroughfares and the applicant is requesting that it be made a 10 foot setback.

The sign area allowed in this district is 1 1/2 square feet per side for a total of 3 square feet. The request is for 32 square feet per side for a total of 64 square feet. Mr. Schwab stated that in a conditional use situation for an office use, there is no provision in the sign ordinance to allow an increase in signage.

To place the sign 25 feet from the right-of-way would put it next to the building. The 10 foot setback would seem to be a reasonable location for the sign. The sign will be placed on a mound with low evergreen bushes around it. The sign will be externally lighted.

Staff recommendation is to approve this variance for both the sign area based on the fact that the sign ordinance does not really address this conditional use situation in a residential district and the setback based on the conditions that exist on the site.

Mr. Stephen Mikula, owner of the building, stated that the sign was designed to keep with the flavor of the building. He stated that the triangular sign was decided on and it is to be placed on a mound so it can be seen from SR 48.

MOTION: Mr. Horvath moved to approve the variance for sign area and setback location as presented. Col. Morrow seconded the motion. Approved unanimously.

#### UNFINISHED BUSINESS

An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, As Amended By Ordinance Number 28-72, To Include Regulations Concerning Signs And To Provide Definitions Therefor, Within The Architectural Preservation District.

Due to lack of progress, this ordinance shall remain on the table.

Shadybrook - Preliminary Plan

Mr. Tate stated that the developers of Shadybrook have requested that this project remain on the table.

NEW BUSINESS

Barnes, Tom - Exception to the Subdivision Regulations

Mr. Schwab made a slide presentation on the request for an exception to the Subdivision Regulations on driveway approach construction materials and specifications. The requirement of the Subdivision Regulations provides for the approaches of all driveways to be constructed of concrete.

The applicant is requesting that on lots 1 and 3 of Red Coach Woods the driveway approach be asphalt instead of concrete.

The existing right-of-way of 50 feet was maintained on this street; however, the island was created and the street was allowed to move within the typical cross section of the right-of-way. Within the City right-of-way there isn't enough room to construct a full approach to this driveway on lot 1. Most of the driveway will be on the owner's property.

Concerning lot 3, there are some engineering considerations regarding allowing the asphalt driveway approach.

Mr. Tom Barnes, builder of the property, stated that the asphalt approach is due to the elevation and working around the trees in the area. If the approach were to be put in, the approach would have had to be built up higher than the actual elevation to the ground and then dropped back down. This may have meant a water problem.

Mr. Schab stated that this had to be brought before Planning Commission because he did not have the authority to grant this exception. He stated that Mr. Barnes does have some good reasons for asking for this exception to be made.

MOTION: Mr. Samples moved to approve the request for an exception to the Subdivision Regulations on driveway approach construction as submitted for Red Coach Woods, Lots 1 and 3. Col. Morrow seconded the motion. Approved unanimously.

Walker Brothers Imports, Inc. - Site Plan

Mr. Schwab made a slide presentation of the site plan for the proposed Walker Brothers Imports, Inc., car dealership on Loop Road. The zoning on the parcel is B-2. The proposed parking is 223 blacktop spaces, 91 gravel spaces, for a total of 314 parking spaces on the site. The curb cuts requested on the site plan total 3. There are no signs being proposed as a part of this application.

Mr. Schwab reviewed the different types of light fixtures being used at the various car dealerships on Loop Road. The light fixtures that are being proposed for the Walker Brothers Imports car dealership

are the flat type fixtures which would produce the least amount of glare.

Staff recommendation on the gravel area is that all public parking areas are required to be a paved surface. This area will have to be a private parking area with some type of physical barrier. The Zoning Ordinance does not address the parking requirement for a car dealership, however, it is staff's opinion that more than adequate parking is provided.

Staff recommends, also, that with 300 feet of frontage, 2 curb cuts would be adequate. It is recommended that the easternmost curb cut be deleted because of its potential conflicting movements with the Voss Chevrolet curb cut on the north side of Loop Road.

Staff recommends that the City Engineer approve the storm water drainage plan for the site based upon more detailed information submitted by the applicant. Staff recommends approval of the site plan with the conditions previously mentioned.

MOTION: Mr. Horvath moved to approve the site plan for the Walker Brothers Imports, Inc., with the following conditions:

1. Elimination of the third curb cut adjacent to the east property line.
2. Amending the plan to physically restrict public access to the gravel parking area.
3. City Engineer approve the storm water drainage plan for the site based upon more detailed information submitted by the applicant.

Mr. Bergsten seconded the motion. Approved unanimously.

#### Nyer, Evan - Conditional Use Application

Mr. Schwab made a slide presentation of the conditional use application for the property located on the southeast corner of West Franklin Street and Virginia Avenue. The request is to provide for residential offices in the existing building. The parking requirement is 4 spaces for this unit--5 spaces are being proposed. Screening would be required to the adjacent residential properties.

The applicant is proposing to remove the curb cut on West Franklin Street and place it on Virginia Avenue.

Staff recommendation is to rearrange the proposed parking layout to their approval. The driveway should be widened to 20 feet for a full two-way movement. Additional detailing of the screening should be provided along the southern and western lot lines. Staff recommends approval of this application in conjunction with these conditions.

Mr. Evan Nyer, applicant, stated that there is no objection to a rearrangement of the parking area. He stated that he wanted to contact the neighbors to see what type of screening they would want and try to put that in if it meets with staff's approval.

MOTION: Mr. Horvath moved to accept the conditional use proposal with the following conditions:

1. Rearrangement of the proposed parking layout to staff's approval.
2. Additional detailing of the screening to be provided along the southern and western lot lines.

Mr. Bergsten seconded the motion. Approved unanimously.

Wrens Cross, Sections 1 and 2 - Bond Release/Reduction

Mr. Schab read his recommendation to the Planning Commission for the bond release/reduction on Wrens Cross, Sections 1 and 2. It is recommended that the performance bond for Wrens Cross, Section 1, in the amount of \$93,532 be released subject to receipt of a maintenance bond of \$4,676.60. The performance bond specifically earmarked "for sidewalks" for Section 1 should be reduced from \$5,968 to \$792. The performance bond for Section 2 in the amount of \$52,000 should be reduced to \$7,000.

MOTION: Mr. Bergsten moved that the performance bond for Wrens Cross, Section 1 in the amount of \$93,532 be released subject to a maintenance bond of \$4,676.60. The performance bond for Wrens Cross, Section 2, specifically earmarked "for sidewalks" in the amount of \$5,968 be reduced to \$792.00. The performance bond for Wrens Cross, Section 2, in the amount of \$52,000 be reduced to \$7,000. Mr. Samples seconded the motion. Approved unanimously.

There being no further business, the meeting was adjourned.

*Wallas J Horvath*

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