

CENTERVILLE PLANNING COMMISSION
SPECIAL MEETING
April 11, 1978

Mr. Tate called the meeting to order at 7:55 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Francis G. Cash, and Mr. Roland McSherry. Also present: Mr. Garth L. Reynolds, City Planner.

PUBLIC HEARINGS

Przybylowicz Variance

Mr. Reynolds reviewed the request for a variance on a side yard requirement located at 1110 Fox Chase Court. The requested variance would allow a side yard setback of 10'3" instead of the required 12'.

Mr. Reynolds stated that the variance, if approved, would allow the placement of the house in a manner that would save more trees.

Mr. McSherry moved to deny the variance request for a side yard requirement. Seconded by Mr. Tate. A vote resulted in a 2-2 tie.

Mr. McSherry stated that the idea of having requirements is to set a standard. Mr. Cash pointed out to the Planning Commission that this type of situation is the reason a variance application is made available.

After further discussion, Mr. Cash moved to approve the variance request for a side yard requirement. Seconded by Mr. Horvath. Motion passed 3-1. Mr. McSherry opposed.

There being no further business at this time, the special meeting adjourned.

5/30/78
Elmer Tate

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CENTERVILLE PLACE

The special meeting was reopened to consider Centerville Place.

Mr. Reynolds stated that there are many specific items that will affect the approval of Centerville Place and suggested that separate motions be made on them.

MOTION to approve landscaping including a continuous 4 ft. high mounded buffer situated within the 100 ft. buffer strip on the west side of the project. Walk thru areas and swales should be designed so that the mounded areas overlap thus obstructing a clear view thru any gaps in the mound itself. Approved unanimously.

MOTION to approve storm drainage swale 18" pipe system along the front line of the property as worked out between the developer and the City Engineer. Approved unanimously.

MOTION to approve parking lot lighting scheme using the special non-side glaring fixture specifications which were submitted by the developer's architect. The effect of the lighting is to be similar to the existing Rubicon Cadillac parking lot lighting. Approved unanimously.

MOTION to approve the street layout as submitted with all non-dedicated 60 ft. right-of-way on SR 48 in front of the project dedicated. Approved unanimously.

A MOTION exempting the signage on the westernmost building complex, to approve the presented freestanding sign for the shopping center including the following variances:

- 7.5 ft. on the setback (17½ ft. from the right-of-way);
- 9 ft. on the height (25 ft. high);
- 65 sq. ft. on the area (115 sq. ft. total).

An additional condition being that no sign will be added to the approved freestanding sign (with the only possible exception being a single movie marquee sign). Approved unanimously.

A MOTION to approve the layout and design of the Centerville Place Shopping Center. Approved unanimously.

A MOTION to approve the presented architecture and landscaping of Citizens Federal Bank and a single ground mounted sign as presented with the following variances:

- 7 ft. total from the right-of-way;
- 7 ft. total height;
- 35 sq. ft./face and 70 sq. ft. total sign area.

Approved unanimously.

A MOTION to require a letter from the developer indicating a willingness to work together with the interested parties in solving the Marco Lane and Elder-Beerman entrance drive offset intersection problem. Approved unanimously.

A MOTION to require a letter from the developer indicating their cooperation in seeking to obtain a suitable dedication of right-of-way along SR 48 from the existing Elder-Beerman Complex in accordance with the current thoroughfare plan. Approved unanimously.

A MOTION to recommend that Council set a public hearing on Centerville Place within 30 days. Approved unanimously.

A staff comment was that based on the size of the sign requested (200 sq. ft. total), the sign will be set back 100 ft. from the proposed right-of-way along SR 48.

A MOTION to permit the erection of the presented temporary sign for the period of the construction of the shopping center. Approved unanimously.

5/30/78
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