

CENTERVILLE PLANNING COMMISSION  
WORKSHOP SESSION  
October 19, 1976

Mr. Tate Called the meeting to order.

Attendance: Mr. Elmer C. Tate, Mr. Jeffrey T. Siler, Mr. Dennis Donnellan, Mr. George J. Schottmiller, Mr. Roland McSherry, Mr. James P. Hickey, Mr. Michael V. Thill. Also present: Mr. Garth Reynolds, City Planner.

Mr. Thill questioned if any action has been taken concerning the Cassano sign on Far Hills which was changed after the Zoning Commission turned the request down. Mr. Reynolds stated no action had been taken to date.

Mr. Reynolds stated the City Attorney had decided they could change the face of the sign as long as it does not change the area size.

Discussion by Commission as to methods of enforcing zoning decisions. Commission requested Mr. Reynolds to discuss these methods with the City Manager.

The Commission joined the Board of Architectural Review for a brief discussion of the APD Ordinance.

Members of the BAR present: Mr. James M. Gallagher, Mr. Howard Kreider, Mr. Loren Gannon. Also present: Mr. William Armour, Building Inspector.

Mr. Gallagher presented some written recommendations to the Commission pertaining to the APD.

Mr. Gannon stated he felt the BAR should be able to review requests for sign variances. Mr. Reynolds stated if the variance pertains to architectural features they would review.

Mr. Gannon stated since the BAR and Zoning Commission will be looking at an application simultaneously, the ordinance needs to spell out which of them will make the final decision on the application.

Mr. Tate pointed out it will be important for the BAR to work with the Zoning Commission and that the suggestions proposed by the BAR should be discussed further.

A workshop session to discuss the APD Ordinance and the changes presented, as well as the sign restrictions was set for November 2, 1976 at 7:30 p.m.

Mr. Tate set public hearing of the Woods' Medical Building sign variance request for November 30, 1976 at 7:30 p.m.

STATE FARM Sign Request

Mr. Reynolds reviewed action had been tabled on the State Farm sign request and he has now had seen a sign similar to the one requested and would recommend allowing it.

Mr. Thill moved to allow State Farm to erect a sign at the location requested in accordance with set-back and surface area requirements and other sign code restrictions. Seconded by Mr. McSherry. Approved unanimously.

Mr. Thill moved to adjourn the meeting. Seconded by Mr. Donnellan. Approved unanimously.

*Ann Tate*