

CENTERVILLE PLANNING COMMISSION

Regular Meeting

September 30, 1975

7:30 pm

Those Present: Messrs Schottmiller, Tate, McCrabb, Hickey & McSherry & Mrs. Lake.
Absent: B. Baker. Also Present: G. Reynolds, City Planner & K. Schab, City Engineer.

The Minutes of the August 26, 1975 regular meeting were unanimously approved. Motion to approve made by Mr. Hickey, Seconded by Mr. McCrabb. The Minutes of the special meeting held September 16, 1975, were approved. Motion made by Mrs. Lake, Seconded by Mr. Schottmiller. Mr. McCrabb abstained.

Setting of Public Hearings

In the future all public hearings will be set at the beginning of each meeting to avoid delays for those who are attending for this purpose only. All public hearings will be scheduled for 7:30 to eliminate delay in starting the meetings that have resulted in the past from having to wait for the applicants to appear.

Public Hearing set for Tuesday, October 28, 1975 at 7:30 p.m. for Carriage South temporary sign.

The following is in order according to the agenda for purposes of clarity. However, due to time factors and in order to better serve the applicants there was a slight deviation in the sequence of the agenda.

Communications - None.

Public Hearings

1. Blommel Sign Co. Re: Application for Variance of Sign, by the addition of 56 sq. ft. of sign. Location: Cassano/London Bobby - S. Main Street.

Mr. Reynolds showed slides of the proposed addition and the existing sign. This would be a double-faced sign. The total allowable sign space for this B-2 district is based on 1.5 x linear feet of the building frontage. This buildings allowable space is 52.5 sq. ft. The existing sq. ft. is 136 and this addition would add 56 sq. ft. It is felt that this design might be improved and that the size is excessive.

Mr. Dick Blommel, representing the applicant, explained that they are removing part of the existing sign (the feet of the figure). He explained that Cassano's feels this is necessary to advertise their new product, even though they have had the 'fish and chips' at this location for some time now. He showed the members a photo of an existing sign at another Cassano establishment which has a more pleasing design, but is approximately the same sq. ft.

Those in favor - none

Those opposed - none

It was established that the 136 sq. ft. as previously mentioned does not include the sign on the facade of the building. That sign is 3' x 18' (54 sq. ft additional) - it includes the "London Bobby" portion of the business as well as the Cassano pizza. It was explained that this addition was made by replacing the face of the sign, but not changing the lighted area (which the City Attorney had ruled as acceptable). Mr. Reynolds asked Mr. Blommel if his client

would be in a position to redesign the sign within the allowable sq. ft. Mr. Blommel declined to commit his client.

- * Mrs. Lake made the motion to deny the sign request for the additional sq. ft. of sign at the S. Main Street location of Cassano/London Boby. Seconded by Mr. Schottmiller. Motion passed unanimously.

In response to questions from the P.C. Members regarding the sign permits at this location, Mr. Schab stated that an up-date is now in process regarding sign placements, size, and the sign ordinance 28.73 passed 9/10/73.

Mr. Blommel was instructed as to his right of appeal and the procedure for so doing.

2. Blommel Sign Co. Re: Application for Variance on the area of a temporary sign in the EC District. Location: 5841 S. Main Street.

Mr. Reynolds explained that this sign would be near the property line immediately to the north of Arby's, to advertise the property for sale. The proposed sign would be 64 sq. ft. It was explained that the setback requirement would be 85' from the centerline. Plans for the sign were viewed on a slide.

Mr. Greg Schadt, Blommel Sign Co., representing Don Castor/Zieg Realty, did not feel the setback would be a problem. He further explained that a 3' x 4' sign (the allowable size under the ordinance) would not be seen, due to the grade of the property in question at that location. This proposed sign would be 8' x 8', non-illuminated, printed on one side only. The duration of the temporary sign permit was discussed.

Those in favor - none
Those opposed - none.

- * Mr. McCrabb made the motion to approve the application for the temporary sign at 5841 N. Main Street for a period of 180 days. Seconded by Mr. Schottmiller. Approved unanimously.

3. Globe Sign Co. Re: Application for Variance of Sign area, by the addition of a free-standing sign. Location: Southside Chrysler Plymouth Co., 90 Loop Rd.

Mr. Reynolds explained that the proposed location would be on the north side of Loop Road, on the East side of the property. It would be a single-faced billboard type sign facing west. The sign would be illuminated from the bottom and would be primarily for advertising the used cars, over 300 sq. ft., 12' high and 10' off the ground. Slides of the property were viewed. The allowable sq. ft. for this building is 150 sq. ft., approx. 500 sq. ft. exist at this facility. The slides also revealed promotional type 'flags' at the dealership which are against the ordinance.

There was no one present from the Globe Sign Co. or South Side Chrysler-Plymouth.

Those in favor - none
Those opposed - none.

It was stated that the sign is out of proportion and out of design - billboard type signs are not permitted. This is a request for a permanent sign.

- * Mr. Schottmiller made a motion to deny the sign variance request for South Side Chrysler Plymouth Co., 90 Loop Rd. as presented. Seconded by Mr. McSherry. Motion passed unanimously.

Unfinished Business

- 4. Chevy Chase Park. Re: Changes to previously approved site plan. Location: S. Main Street.

It was explained that this was a fixed site plan. The request is to vary from the previously-approved site plan with regard to the gates around the dumpsters. The approved site plan called for four-sided enclosures with gate. Slides were shown of the existing dumpsters, without the gate across the front. They want better access for emptying. The residents fill the dumpsters, which are emptied twice weekly. The pick-up service does not have the type of equipment that can reach over the enclosure. The site plan showed more dumpsters, now they have a smaller quantity but eight of the dumpsters are twice as large as planned. It was stated that the Chevy Chase residents are not viewing the dumpsters, but the single family residents are. It was further explained that the bond is expected to be released soon with regard to the plantings in this project.

It was explained that due to the fact that this plan was approved previously by the City, and this is not in conformance with the approved site plan, this matter is brought back to the P.C. for action. It was explained that the parking lot is on private property, and actually exceeded the specifications - not less than 3" gravel with 1-1/2" of blacktop - therefore any deterioration is out of the control of the City. A fire lane was not to have been used, and was to have been seeded. However, it is being used for traffic and is creating a dust problem. There followed a general discussion of the situation.

- * Mr. Schottmiller made the motion to deny the changes to the previously approved site plan for Chevy Chase. Seconded by Mr. McSherry. Motion passed unanimously.

New Business

- 5. Normandy Manor. Re: Record Plat Review. Location: East Side of Normandy Lane, in Washington Twp.

Mr. Reynolds showed a slide of the area and read from the June 1975 minutes regarding the motion for approval of the Preliminary Plat Plan.

Mr. Phil Deppenschmidt, Realtor, representing the applicant, confirmed that the average lot size is 38,000 - 40,000 sq. ft. There are dedicated streets with cattle catchers and Rossmore St. has been extended to a cul-de-sac.

Mr. Schab explained that there was a problem with the tile that is to go under the roadway, and he would recommend that the approval might be given subject to final review of this situation. He feels this can be worked out with the Engineer. There was some discussion and clarification regarding: storm drainage, (storm sewers & open ditch) tile, blacktop roadway and the fact that no sidewalks and no curbs are planned. There are 25 acres in the plat. Mr. Schab anticipates no drainage problems as it is designed at present. He said

that from the standpoint of what was approved by the Planning Commission in June, he is satisfied with the street construction and storm sewer system. There will be a sign . . . will be constructed of 2-1/2" steel pipes & "1" beams. They are planned to be 8' in width.

- * Mr. McCrabb made the motion to accept the Record Plan for Normandy Manor with an Inspection Fee of \$469.70 and the Bond to be set upon mutual agreement after review by the engineers regarding drainage, etc. Seconded by Mr. Schottmiller. Approved 5-1.

6. Woodbourne Section 33. Re: Record Plat Review. Location: In Washington Twp.

Mr. Reynolds showed slides of the revised preliminary plan. This is located northwest of the twp.

Mr. Robert Archdeacon, of the Ralph Woolpert Development Co., represented the applicant. Mr. Wilbertson, Developer was also present. Mr. Archdeacon explained that the drawing was changed with the addition of the cul-de-sac, which was approved.

It was explained that Brittany Hills Drive is a stop street. Mr. Schab explained that a max of 10% grade is allowed on the construction of the grade. This is being shown as 12% in some places. Mr. Archdeacon explained that the reason for the 12% grade is because this is a very rugged piece of land - the lots on the street side are high above the street. The odd configuration in some of the lots is to get a reasonable driveway up the grade and with the 12% grade we have created a level spot to get the driveway out, Mr. Archdeacon said. He feels that they can probably get this with 10% and proposed getting with Mr. Schab if approval is subject to the change.

Mr. McCrabb asked for clarification on the fact that no sidewalks were on the approved preliminary plan. Mr. Schab said that this was because on the cul-de-sac there are only two lots facing this and Brittany Hills has no sidewalks on the existing portion. Mr. Schab said it is recommended to treat this as shown as this is not planned for widening (Rahn) at this time, any improvement would be cutting into the hillside and would probably deteriorate the side of the hill. We cannot determine what the future grade will be and to go 200-300 ft. could present more grade problems.

- * Mr. McCrabb made the motion to accept the Woodbourne Section 33 Record Plan with \$205.50 Inspection Fee and \$26,300 Bond subject to approval by the City Engineer of the 10%/12% grade situation. Seconded by Mr. McSherry. Approved unanimously.

7. Normandy Farms - Section 3. Re: Preliminary Plan. Location: In Washington Twp.

Mr. Reynolds explained that there has been a series of negotiations between the applicant and Ohio Dept. Transportation, Div. of Hwys. 120 days was to have expired Sept. 23 and staff has spoken with the Dept. of Hwys and received correspondence from Lebanon regarding this. Mr. Reynolds read from said letter. The request was made to table this item. Mr. Archdeacon said one month would be the suggested length of time for the extension.

* Mrs. Lake made the motion to table the Normandy Farms Sec. 3 Preliminary Plan until the next regular meeting (Oct. 28, 1975). Seconded by Mr. Hickey. Motion passed unanimously.

8. Beacon Hill. Re: Preliminary Plan Review. Location: In Washington Twp.

Mr. Reynolds showed a slide of the project, which is a 15 acre tract west of the City Corp. lines and south of Spring Valley Road. Beacon Court is a cul-de-sac. There are approx. 22 lots in the project. It was established that the developer and the members present at a work session had agreed that this layout would be the best one to use. The only section in question is the 15 acre tract. The proposed path of Normandy Lane is not a part of the plan being reviewed but is shown to indicate that thought has been put into the use of Normandy Lane for the future. Mr. A. J. Brombert, Tri City Engineering, said that revisions have been made and Normandy Lane has been shown as being realigned to match at the north - although this is not under the control of the developer - it is not a consideration here but only a projection of what might be done. Mr. Reynolds said that Mrs. List (with the Twp.) is in favor of this plan.

* Mr. McSherry moved to approve the Preliminary Plan for Beacon Hill as presented. Seconded by Mr. McCrabb. Approved unanimously.

Meeting adjourned at 9:30 p.m.

Mr. McSherry will attend the Council Meeting on October 6, 1975 to represent the P.C.

A special meeting is scheduled for October 14, 1975.

The next regular meeting is scheduled for October 28, 1975.

Minutes approved by

