

CENTERVILLE PLANNING COMMISSION
Regular Meeting 7:30 p.m.
December 30, 1975

Those Present: Messrs. Schottmiller, Tate, Hickey, and McSherry. Also Present: G. Reynolds, City Planner; K. Schab, City Engineer.

The minutes of the November 25, 1975 meeting were approved unanimously. Motion for approval made by Mr. McSherry. Seconded by Mr. Hickey.

The following items were set for Public Hearing at 7:30 p.m. January 27, 1976:

1. Centerville Mill - Structural Change to a legal non-conforming use. Location: West corner of E. Franklin St. and Clio Road.
2. Chevy Chase Park - Variance from approved site plan. Location: 41 Loganwood Drive, Centerville, Ohio.
3. Centerville Builders - Sign Variance. Location: Southwest corner of East Franklin Street and Clio Road, was withdrawn from the Planning Commission agenda since the appropriate materials had not been filed with the City.
4. Continental Tax Service - Application for temporary sign permit. Location: 9347 Lebanon Pike

Communications

NONE

Public Hearings

5. SQUIRE REALTY - Application for sign variance. Location: South Main St., Centerville, Ohio. North of Revere Village - West of SR 48.
- Mr. Reynolds showed slides of the sign location. This is to be the erection of a temporary 4' x 8' (For Sale) sign. The Zoning Ordinance allows for a real estate sign provided it does not exceed twelve (12) square feet in an Entrance Corridor District. The requested sign is thirty-two (32) square feet which is twenty (20) square feet over the amount. This sign is to be used for the purpose of selling 48.736 acres of vacant land.

Previous actions by the Planning Commission have handled a similar situation for property located on the east side of S.R. 48 and adjacent to Chevy Chase.

Mr. Tate asked if anyone wished to speak for or against this sign variance. There was no representative from Squire Realtors present. Mr. Hickey asked if a time limitation was given. Mr. Tate replied six

months. Mr. Hickey suggested that the applicant be given 180 days from December 31, 1975 for the erection of this sign. (This would be through June, 1976.) Mr. McSherry made the motion for the granting of this variance. Seconded by Mr. Tate. Approved unanimously.

6. KING KWIK - Application for variance. Location: 6300 Far Hills Ave. Spanish Village Complex.

Mr. Reynolds showed slides and explained that the Ice Chest is to be located outside the building. The exact location was pointed out. Mr. McSherry asked about the lettering on the chest. He also requested to see again the view which showed how much of sidewalk area would be taken up, and how much of the area would be blocked. Mr. McSherry said that he felt that the steps would be almost unusable.

Mr. Richard Tipton of 264 Bellingham Dr., Village Apartments, stated that the ice chest is very unsightly, and would detract from the Apartment Complex. This chest is right outside the Rental Office. Mr. Tipton said that the screening would keep the chest from being seen from this office as well as from the Community Room at the Apartment Complex.

Mr. Hickey asked if the word 'ice' on the chest violates the sign code since it is another external sign on the building. Mr. Reynolds said that again there was the question of whether or not it is an advertising or an identification sign.

Mr. Tate asked if the chest was a storage box or vending machine. The reply was that it is a storage chest. Mr. Tate also asked how much is this ice chest being used by the people in the area.

A question was asked regarding a Dayton Power & Light panel close by the ice chest. Mr. Tate said that he felt there should be some type of screening fence. Mr. McSherry asked for a proposal as to what could be done. Mr. Herman, a representative of King Kwik, Virginia Ave., Cincinnati, Ohio, stated that whether or not DP&L would let them put a screen around the junction box (which is nearby) is questionable. Mr. Herman spoke of communicating with Complex owners to see what possibly can be done.

Mr. Tate agreed that the DP&L panel is very unsightly. However, it was on the site plan.

- Mr. Tate said that this item would be tabled until the next meeting. Mr. Herman was asked to have a proposal at that time. Mr. McSherry stated that he was not in favor of approving this variance as it is. Mr. Tate agreed by saying that it needed to be screened or 'dressed-up' somewhat. Mr. Hickey made a motion that this item be Tabled. Seconded by Mr. Tate. Approved unanimously.
- Mr. Herman was advised of the next meeting, January 27, 1976, and that he should be in contact with Mr. Reynolds so he can be sure of being on the agenda.

UNFINISHED BUSINESS

7. NORMANDY FARMS - Section 3

Mr. Reynolds said that he had spoken to Mr. Archdeacon, representing Normandy Farms, and that they are requesting a thirty (30) day extension.

Mr. Tate made the motion to grant this request. Seconded by Mr. Hickey. Unanimously approved.

NEW BUSINESS

8. LA ROSA'S PIZZERIAS - Redesigning of present structure. Location: 6090 Far Hills Ave., Centerville, Ohio.

Mr. Reynolds showed slides of the existing building which was formerly Shakey's Restaurant. Since this facility is to remain as a restaurant, a rezoning certificate will not be necessary. Mr. Reynolds described the style as Tudor and told of the changes to be made.

Presently, a driveway exists around the building, but will be relocated and traffic will move between Shakey's and Hunter Savings. The exterior will be stuccoed and there will be extensive landscaping done. The plan shows a fountain, but this area will become a planting area and will be lighted. There will be some colored aggregate inside with some type of evergreen shrubs. There is to be a walkway coming from the rear and on the sides of the building.

Mr. Reynolds indicated his concern regarding the sign area. He stated that the sign as shown is roughly 22 square feet. It would be a double-faced sign, so that would be an area of 44 square feet of sign. The word 'LaRosa' represents 30 square feet of sign area and 'Luigi' is in the vicinity of about 30 square feet also. According to the Entrance Corridor District, one (1) square foot of sign for each linear foot of building project is allowed. This building

is 58 feet wide which would give 58 square feet of sign. The proposal given has approximately 100 square feet of sign. Mr. McSherry asked where the sign would be located and if it was a free-standing sign. This is to be a 4' x 5' double-faced sign.

- Mr. Tate asked for any additional information. Mr. Son said that Mr. Reynolds had covered the information quite well. Mr. McSherry asked about 'Luigi' on the sign. Mr. Tate asked about the necessity for a Public Hearing if the sign is in excess. Mr. Reynolds said that if Mr. Son asks for a variance on the sign area, a Public Hearing would be required. Mr. Tate said that he felt they were looking at two things. One being the sign area and the other a change in architecture, which appears to be an improvement.
- Mr. Hickey asked if the parking area and access was sufficient. Mr. Reynolds said both parking areas were on Village Drive. Also, there is to be parking in the rear of the building.
- Mr. McSherry asked Mr. Schab if lighting would be a problem. Mr. Schab asked if they would be installing lights on already existing poles. Mr. Son said they wanted to make that corner as attractive as possible. Mr. Son also said they would be willing to work with the Planning Commission regarding the lighting situation. Mr. McSherry asked if Mr. Son was familiar with Centerville, and said they particularly liked Rubicon Cadillac Used Car Lot lighting. Mr. Son said that there would be lights which would project the light against the side of the building to develop highlights with the planting.
- Mr. McSherry asked if they had a timetable on this project. Mr. Son said they are very anxious to proceed with the exterior work.
- Mr. Tate said that he found the Plot Plan acceptable, except for the sign.
- Mr. Son was told that if his sign is redesigned to meet the Zoning Ordinance, he will not have to come again before the Planning Commission. Mr. Tate recommended that he work with Mr. Reynolds regarding the sign.
- Mr. Hickey proposed that the Planning Commission approve the Plot Plan and not make definite decision regarding the sign. The subject of lighting is to be approved by Staff. Mr. Hickey made a motion that LaRosa's Pizzeria application be approved subject to adequate lighting and resolution of sign area requirements as may be approved by the City Planner, Mr. Reynolds, and the Staff. Mr. Tate seconded the motion. Unanimously approved.

9. DREN PLAT, Section 3 - Bond Release. Location: South of Route #725 on Lyons Road in Washington Township.

Mr. Schab referred to the letter regarding Dren Plat in the packets. He pointed out the exact location. He said that this is now a finished roadway.

All blacktop in the last part of Lyons Road, which is west of Dren Plat, has been put in by Montgomery County. All blacktop and improvements in Dren Plat, Section 3 itself, are in place.

Therefore, Mr. Schab recommended the release of the performance bond of \$30,000.00 which was posted to insure the proper installation of the two lanes of the street, a sidewalk, and a few catch basins along the curb. There is a requirement to have a maintenance bond of \$1,500.00 which is 5% of the original amount and will automatically expire in one (1) year.

If accepted this should be subject to approval by the Washington Township Trustees.

Mr. Tate made a motion to release this bond subject to the approval by the Washington Township Trustees and acceptance of the maintenance bond. Mr. Hickey seconded the motion. Unanimously approved.

10. DISTRIBUTION OF COPIES - RESIDENTIAL ZONING DISTRICTS - "R-1", "R-2", and "R-3" AND ZONING DEFINITIONS

Mr. Reynolds told Planning Commission Members that they would be receiving two more sections to the Zoning Ordinance.

Mr. Tate asked if a Work Session could be planned regarding this matter. He suggested January 13, 1976 at 7:30. Mr. Reynolds said that he expected to have two large items for review at that time. He suggested that this meeting be held in the Law Library. At that time there will be the reviewing of the Zoning Definitions. Mr. Tate asked Mr. Reynolds to inform the other members of this meeting and that all should come prepared for a short meeting which will include red-penciling and moving right along with these Ordinances.

Meeting Properly adjourned at 8:35 p.m.

Next Meeting Scheduled for January 27, 1976

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*Approved 2-24-76
Elmer Tate*