

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
Kingseed Law Library 100 W. Spring Valley Road
Tuesday, January 31, 2023

At 7:01 p.m., Chairperson Paul Clark called the meeting to order.

ATTENDANCE

Members Present: Chair Paul Clark, Vice-Chair Kevin Von Handorf, Jim Durham, Amy Korenyi-Both, and Don Stewart.

Also present were Development Director Erik Collins, Municipal Attorney Scott Liberman, Planning Intern Micah Adams, and Assistant Clerk of Council Donna Fiori.

Members Absent: Bill Etson

EXCUSE ABSENT MEMBERS

Mr. Etson communicated with staff he would be unable to attend the meeting.

MOTION: Mr. Stewart made a motion to excuse Bill Etson from the meeting; seconded by Ms. Korenyi-Both. The motion passed 5-0.

APPROVAL OF MINUTES

Minutes of the Planning Commission's regular meeting and work session on December 13, 2022, had been distributed prior to this meeting.

MOTION: Mr. Von Handorf made a motion to approve December 13, 2022, Planning Commission regular meeting and work session minutes as distributed; seconded by Mr. Stewart. The motion passed 5-0.

OLD BUSINESS

**P-2022-0014 – Variances
Brian M. Sharp, Agave and Rye
11 North Main Street**

Three (3) variance requests for case P-2022-0014 were tabled until no later than February 28, 2023, at the December 13, 2022, Planning Commission meeting. Mr. Sharp the applicant communicated with staff and requested the case be presented at the meeting on January 31, 2023.

MOTION: Mr. Durham made a motion to remove from the table Application P-2022-0014, the variance requests for Agave and Rye submitted by Brian Sharp; seconded by Ms. Korenyi-Both. The motion passed 5-0.

Mr. Collins presented the staff report, providing the property description, application summary, variance requests, standards of approval, and staff analysis.

The applicant is requesting the following three variances:

- 1: Permit total wall sign area of 1,875 square feet (total area of signs 1-7).
- 2: Permit signage on a non-public frontage (south façade signs 2 and 3).

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3: Permit signage higher than the top of a second-story window (signs 1, 3, 4, 5, 6, and 7).

The applicant proposes to construct 1,875 square feet of painted and channel letter signage throughout all four (4) building façades. The variance was initially advertised as 1,992 square feet, but upon further review, it was determined that the sign plan included 1,875 square feet of signage. Several Unified Development Ordinance text amendments related to signage in the APD were adopted on November 17, 2022, that eliminated the original need for variance #2 only for signs 4, 5, 6, and 7.

A summary of the proposed signs includes the following:

East Façade

- o Sign 1: 22.5-square foot projecting sign proposed on the southeast corner of the building. The top of the proposed sign will be located slightly under the existing roof overhang. This sign was approved with conditions at the August 30, 2022, Planning Commission meeting.

South Façade

- o Sign 2: 33-square foot channel letter sign proposed in the middle of the façade.
- o Sign 3: 115 square foot channel letter logo sign proposed on the eastern side of the façade.

North Elevation

- o Sign 4: 114.5-square foot channel letter sign proposed on the eastern side of the façade.
- o Sign 5: 1,012-square foot painted sign proposed in the middle of the façade.

West Elevation

- o Sign 6: 280-square foot painted logo sign proposed to surround the existing door.
- o Sign 7: 96-square foot painted A & R logo sign proposed south of the existing door.

Mr. Clark opened the public hearing.

Brian Sharp, 432 Pike Street, South Lebanon, representing Agave & Rye stated sign 5 has been determined to be a work of art and will be going before the Board of Architectural Review (BAR) next week for approval. He noted this will drastically reduce the total square footage requested in variance #1. Mr. Sharp discussed the south and west façades sharing the need for pedestrian-oriented signage, LED backlit signage, the mural, and the artist's credentials.

With no one else requesting to speak on this matter, Mr. Clark closed the public hearing.

Commission members, staff, and Mr. Sharp discussed the variance approval procedures, a majority of the standards of approval are not met, the justification for the west façade signage, the lack of rationale for sign 3 to be in the gables, possible consideration for some of the painted signs to be considered art by the BAR which could further reduce the total wall sign area, vehicular traffic visibility from the W. Franklin Street access and the option to table again to allow for modifications.

MOTION: Mr. Durham made a motion to table Application P-2022-0014 to no later than the March 21, 2023, Planning Commission meeting; seconded by Mr. Stewart. The motion passed 5-0.

COMMUNICATIONS

Mr. Collins shared the following communications:

- Hiring for the City Planner position is still in progress.
- Work on the next 5-year strategic plan is in progress.
- Actively working on developments for Uptown and Social Row Road/Yankee Street.

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- Appeals were granted by City Council for Valvoline and Gayle Wright.
- Sheetz project working through the next steps.
- Interviews for vacant Planning Commission position are complete and pending appointment.

Mr. Von Handorf shared with the group information he obtained from the Planning and Zoning workshop in December concerning swearing in witnesses at Board of Zoning Appeals (BZA) meetings. The commission and staff discussed that the swearing-in of witnesses is typical with BZAs where an appeal on their decision would go directly to the Court of Common Pleas. When Centerville Planning Commission acts in the capacity of a BZA an appeal of their decision escalates to City Council not directly to the Court of Common Pleas. Members discussed the history of Centerville’s decision not to have a separate BZA.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 8:01 p.m. The next Planning Commission meeting is scheduled for Tuesday, February 28, 2023.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

3/3/2023
Date