

CENTERVILLE PLANNING COMMISSION
Regular Meeting Minutes
J. V. Stone Council Chambers, 100 W. Spring Valley Road
Tuesday, February 28, 2023

At 7:03 p.m., Chairperson Paul Clark called the meeting to order.

ATTENDANCE

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

Also present were Economic Development Administrator Joey O'Brien, Development Director Erik Collins, Municipal Attorney Scott Liberman, Councilmember John Palcher, and Assistant Clerk of Council Donna Fiori.

APPROVAL OF MINUTES

Minutes of the Planning Commission's regular meeting on January 31, 2023, had been distributed prior to this meeting.

MOTION: Mr. Stewart made a motion to approve January 31, 2023, Planning Commission regular meeting minutes as distributed; seconded by Ms. Korenyi-Both. The motion passed 5-0-1 with Mr. Etson abstaining.

PUBLIC HEARINGS

**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 March 21, 2023, at the January 31, 2023, Planning Commission meeting. Mr. Sharp, the applicant, communicated with staff and requested the case be presented at the meeting on February 28, 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 Mr. Stewart. The motion passed 6-0.

Mr. O'Brien 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 sign 2).
- 3: Permit signage higher than the top of a second-story window (signs 1, 4, 6, and 7).

The applicant proposes to construct 546 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. Since the initial Planning Commission Public Hearing in October 2022, Sign 3 was voluntarily removed by the applicant and Mural/Sign 5 was determined to be a work of art by City staff and the Municipal Attorney. As a work of art, Mural/Sign 5 is no longer applicable to the variance request.

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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: The request has been removed by the applicant.

North Elevation

- o Sign 4: 114.5-square foot channel letter sign proposed on the eastern side of the façade.
- o Mural 5: Not considered commercial signage. Not applicable to the variance request.

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. Liberman explained the basis for his opinion that sign 5 is a mural and not commercial signage and that all remaining signs are connected to and have either the name or theme of Agave & Rye.

Additionally, Mr. Liberman noted based on the Unified Development Ordinance section 5.17 (B) (6) *“Additional Conditions and Safeguards: The Planning Commission may further prescribe any conditions and safeguards that it deems necessary to ensure that the objectives of the regulations or provisions to which the variance applies will be met”* he recommends if approval is granted that a condition be put that the variance that it only be for the business Agave & Rye.

Mr. Durham inquired what the total square footage was requested and how much would be permitted with and without the south wall being considered. Mr. O’Brien stated the request is for 546 square feet and they are permitted 74.5 total square feet for the three frontages combined, and an additional 34.5 square feet if the south wall was considered a public facing façade. Mr. Durham inquired if the square footage is permitted per wall or if it can be combined to be allocated as the applicant wishes. Mr. O’Brien stated each façade has its own square footage allowance and is not to be combined and distributed over various façades. Discussion occurred on the ability to combine and distribute allowed square footage.

Mr. Clark opened the public hearing.

Brian Sharp, 432 Pike Street, South Lebanon, representing Agave & Rye expressed the desire for sign 4 stating it is needed for travelers from the north heading south to know it is Agave & Rye. He explained in the summertime the blade sign will not be as visible from that direction due to trees. Mr. Sharp discussed each of the sign requests, rationale, and compromises.

Commission members, staff, and Mr. Sharp discussed the lack of basis for variance #3 noting it exceeds the recently increased height allowance in the Unified Development Ordinance (UDO). The justification for the south façade signage based on it facing a non-public parking lot which is under no control of the landowner and would be treated differently if it were facing public parking was discussed. Further discussion included vehicular traffic visibility from the north at the W. Franklin Street access and the west from the parking lot, allocation of permitted square footage, various sign placement and size scenarios, timelines, the option to table, appeal options, and procedures.

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Discussion occurred on granting 109 square feet of signage which would be based on the calculation from the UDO if the south façade was considered to face public parking. The commission deliberated options.

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

MOTION: Mr. Durham made a motion to approve variance #1 with the following two (2) conditions:

1. Permit a cumulative limit of 109 square feet of total wall sign area to be allocated to the permitted façades chosen by the applicant.
2. This variance shall only be for the benefit of the brand Agave & Rye.

Seconded by Mr. Von Handorf. The motion passed 6-0.

MOTION: Mr. Durham made a motion to approve variance #2 with the following one (1) condition:

1. This variance shall only be for the benefit of the brand Agave & Rye.

Seconded by Mr. Etson. The motion passed 6-0.

MOTION: Mr. Durham made a motion to approve variance #3; seconded by Ms. Korenyi-Both. The motion failed 0-6.

NEW BUSINESS

P-2023-0005 – Major Site Plan for Public Parking Lot City of Centerville 98 West Franklin Street

Mr. O'Brien presented the staff report, providing the property description, application summary, standards of approval, staff analysis, and recommendation. The City of Centerville proposes to construct a 36-space public parking lot. The proposed public parking lot will be accessed from a public access driveway on West Franklin Street and exited from a public alleyway onto Westerfield Drive. The access driveway on West Franklin Street is within the Architectural Preservation District (APD), and therefore, is subject to review by the Board of Architectural Review (BAR). The proposed 36-space parking lot is the only item subject to review by the Planning Commission for this case. Mr. O'Brien noted this work is being done in conjunction with the Uptown Action Plan to help improve parking, connectivity, and business development within Uptown Centerville. Staff recommends approval with one (1) condition:

1. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner.

Commission members and staff discussed pedestrian access to the parking lot, public walkways, walkway lighting, additional lighting considerations, drive aisle, mounding requirements, burm along southern property line, and landscaping.

Mr. Clark opened the meeting for public comment and seeing none he called for a motion.

MOTION: Mr. Etson made a motion to approve P-2023-0005, with the condition recommended by staff and the addition of the following condition:

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1. The sidewalk on the west side of the access drive be extended to the rear parking lot with appropriate lighting.

Seconded by Ms. Korenyi-Both. The motion passed 6-0

Vice-Chair Appointment

In accordance with the Unified Development Ordinance, the Vice-Chairperson shall be appointed for a 1-year term of office by the Chairperson. Chair Paul Clark reappointed Kevin Von Handorf for a 1-year term as Vice-Chairperson.

COMMUNICATIONS

Mr. O’Brien shared the following communications:

- Boards and Commissions training on March 27.
- Thank you to Erik Collins for covering the last meeting.
- Vacant Planning Commission position is in background checks and pending appointment.

ADJOURNMENT

There being no further business, Mr. Clark adjourned the meeting at 8:26 p.m. The next Planning Commission meeting is scheduled for Tuesday, March 21, 2023.

Submitted By: Donna Fiori

Paul Clark
Approved – Chairperson

3/22/2023
Date