

Greenfield Advisory Plan Commission
September 13, 2010

The Greenfield Advisory Plan Commission was called to order by Steve Cooper at 7:00 p.m.

Present: Steve Cooper
Paulette Richardson
Nick Kile
Becky Riley
Greg Carwein
Jill Carr
Digby Terry
Carl Graham
Mike Fruth

Also present:
Gregg Morelock, Attorney
Joan Fitzwater, Zoning Administrator

First on the agenda was approval of minutes. Mrs. Riley noted a grammatical error to July minutes. Mr. Kile made a motion to approve the minutes of the July 12, 2010 meeting with correction, and Mr. Terry seconded the motion. Motion carried.

Ms. Fitzwater gave the administrators report by reviewing the current building permit numbers.

The Commission changed the order of the agenda and heard petition 2010-07 Alfalfa Investments, 2200 Royal Drive, Re-plat of Lot 4 New Road Commerce Park into two lots to be known as Lot 7 and 8, zoned I-1. Ms. Fitzwater gave her administrators report. She indicated that the reason for the re-plat was to allow for a printing business to be located on one of the lots. This re-plat meets all the requirements for the I-1 Enclosed Industrial zoning district. Ms. Fitzwater gave a recommendation to approve the re-plat based on the written staff report and subject to the conditions in the report. Mr. Kile inquired about the room needed for a roundabout at New Rd. and Franklin St. It was stated that Mr. Sailors, the petitioner, did not own the property at the corner. Mr. Cooper discussed the non-access easement along New Rd.

Mr. Jim Vogel came forward to represent the petitioner. He gave a brief history of the proposed printing business and building. Mr. Cooper asked about the timeline for the project and the maximum allowable time before the plat expires. Mr. Fruth stated that the plat expires in two years; however, they can request an extension. Ms. Fitzwater described how the plat could be recorded so that it did not expire. Mr. Kile made a motion to approve the re-plat of Lot 4 New Road Commerce Park subject to the conditions in the staff report. Mr. Carwein seconded the motion which was unanimously approved.

Next the Commission addressed the items in other business, the first being the request of the owners of the Sawmill PUD for a five year extension of the PUD approval. The second request was for a five year extension of the Springhurst West PUD approval. Ms. Fitzwater explained that Westport Homes the owner of Sawmill would like an extension for their PUD approval that expired in July of 2010. All owners within the PUD area are requesting this extension. Mr. Kile asked what they would have to accomplish within the five year period. Ms. Fitzwater stated that they would need to file a Detailed Unit Development Plan (DUD). Mr. Kile stated that five years seemed too long. Mr. Cooper agreed sighting the fact that the original approval is only two years. Mr. Fruth asked when the approval expired and stated that he would be hesitant to vote for an extension because of uncompleted drainage issues for Section 1 Sawmill. Ms. Fitzwater explained that it expired in July of 2010; however this was the first available meeting for the Commission to consider the request. Mr. Kile asked if an extension could be granted on an expired approval. Mr. Morelock stated that the Commission could grant the extension given that this was the first available meeting to consider the request. Ms. Fitzwater stated that the Springhurst West approval expires in 2011. Mr. Carwein stated that it was too soon to consider their request.

Mr. Fruth asked for a continuance of the request for extension of the PUD approval for Sawmill until the City receives a date from the owners for complete of outstanding issues or a surety bond. Mr. Morelock stated that the Commission could continue the matter. Mr. Fruth suggested giving the owners three months to complete work or submit some form of surety. Mr. Morelock suggested a motion to table the request to the December 2010 meeting so that the staff can inform the owners to complete the outstanding issues or submit bonds for them. Mr. Fruth agreed with Mr. Morelock. Mr. Kile made a motion to table the request to the December 2010 meeting so that the staff can inform the owners to complete the outstanding issues or submit bonds for them. Mr. Terry seconded the motion which was unanimously approved.

Next the Springhurst West extension was discussed and suggestion made that the extension not be considered until April of 2011 when the original approval expires. Ms. Fitzwater said she would table the matter until the March 2011 meeting. Mr. Carwein made a motion to continue the matter until the March 2011 meeting. Mr. Kile seconded, the motion was unanimously approved.

The last matter of business addressed was to hold a public hearing on the zoning text amendments to Chapter 155.065 of the Code of Ordinances Signs, Chapter 155.034 Historic District Signs, and 155.019 Traditional Neighborhood Signs. Mrs. Richardson moved to recess the regular meeting, and Mrs. Riley seconded. Mrs. Richardson moved to open the public hearing and Mrs. Riley seconded. The public hearing was called to order. Ms. Fitzwater gave an overview of the process completed to make changes to the sign ordinance. She also highlighted the major changes to the sign code which includes adding the sign code requirements for the Historic and Traditional Neighborhood Districts into Chapter 155.065. The resolution proposed to the City Council to allow residential development signs at intersections until December of 2011 were also reviewed.

Mr. Carwein asked for Ms. Fitzwater to review event signs. Ms. Fitzwater stated that they will be allowed 15 days prior to an event and five days after, and a maximum of six of such signs within city limits. Mr. Graham asked why the proposed ordinance was allowing 90 days for repairs to be made to damaged signs. Ms. Fitzwater stated that 90 days falls in line with legal non-conforming standards, and allows for time to deal with insurance and sign companies to make the repairs. After Ms. Fitzwater reviewed the section concerning sidewalk signs downtown, Ms. Donna Johnson came forward to ask about off premises signs and directional signs. Ms. Fitzwater explained that the ordinance did not allow for off premises signs, however does allow for the provision for way finding signs. Ms. Johnson stated that the directional or way finding signs were need to attract the attention of out of town pedestrians. Mr. Eric Bischoff came forward to state that the off premises signs need to be allowed until way finding signs can be installed. Ms. Kay Rush came forward to asked that off premises be allowed. Mr. David Dellacca came forward to state that the Main Street organization will continue to work with the city on the possible placement of way finding signs. Mr. Kile made a motion to recess the public hearing, and Mr. Carwein seconded the motion. The regular meeting was again called to order. Mrs. Richardson pointed out a typographical error on the resolution for residential development signs. Mrs. Richardson made a motion to recommend approval of the text amendments to the zoning code concerning signs and the pending resolution to the City Council. Mrs. Riley seconded the motion which was unanimously approved.

Being no further business to come before the Commission, Mr. Kile made a motion to adjourn and Mr. Carwein seconded. The meeting was adjourned.

Respectfully

Donna Butler
Permitting/Zoning Technician