

Oakwood, Ohio

June 5, 2019

The Planning Commission of the city of Oakwood met in regular session at 4:30 p.m. in the council chambers of the city of Oakwood, 30 Park Avenue, Oakwood, Ohio 45419.

The Vice Chair, Mrs. Harrison Gowdy, presided and the Clerk, Ms. Lori Stacel, recorded.

Upon call of the roll, the following members responded to their names:

|                            |         |
|----------------------------|---------|
| MR. ANDREW AIDT .....      | ABSENT  |
| MRS. HARRISON GOWDY .....  | PRESENT |
| MRS. E. HEALY JACKSON..... | PRESENT |
| MR. GREG LAUTERBACH .....  | PRESENT |
| MR. STEVE BYINGTON.....    | PRESENT |

Officers of the city present were the following:

Mr. Robert F. Jacques, City Attorney  
Mrs. Jennifer S. Wilder, Personnel and Properties Director

The following visitors were present:

Bob Posner, Oakwood Investment Group  
Kevin Jones, 215 Pointe Oakwood Way, Oakwood, OH 45409

Mrs. Gowdy called the meeting to order at 4:30 p.m. She shared that Mr. Aidt was unable to attend the meeting and asked to be excused. It was then moved by Mr. Lauterbach and seconded by Mrs. Jackson that the absence of Mr. Aidt be excused; the motion was approved by viva voce vote.

Mrs. Gowdy asked if there were any questions or concerns with the minutes from the March 6, 2019 meeting. There being none, it was moved by Mr. Lauterbach and seconded by Mrs. Jackson that the minutes from the March 6, 2019 meeting be approved as written and the reading thereof at this session be dispensed with. Upon a viva voce vote on the question of the motion, the same passed unanimously and it was so ordered.

Mrs. Gowdy opened the public hearing for Application #19-3, to review a request for a special use permit/amendment to the Sugar Camp Master Plan for the installation of a replacement monument sign at the corner of W. Schantz Avenue and Sugar Camp Circle.

Mr. Byington asked if he should be recused since he lives across the street from Sugar Camp.

Mr. Jacques shared that since Mr. Byington resides near Sugar Camp, he should recuse himself.

Mr. Byington pointed out that with Mr. Aidt absent and him being recused, the application will require a unanimous vote in favor of the application to pass.

Mrs. Gowdy then asked the applicant, Mr. Bob Posner, if he wanted to proceed with the hearing, or reschedule when all members of the Planning Commission were in attendance.

Mr. Posner responded that he would like to proceed with the hearing.

Mr. Byington then recused himself from Application #19-3.

Mrs. Wilder presented the staff report. She referenced a PowerPoint presentation and provided the following information.



An application was filed by Oakwood Investment Group (OIG) to replace a monument sign at the signalized entrance of the campus at W. Schantz Avenue and Sugar Camp Circle.

The Multi-Use Special Planning District does not have standard zoning regulations like other districts. With Sugar Camp being located in the Multi-Use Special Planning District, all development is done by a Master Plan or Special Use permit.

When the original Sugar Camp/Pointe Oakwood Master Plan was adopted, entrance signage requirements or restrictions were not memorialized, but rather left to the judgment of staff with the caveats that signage must remain consistent with the architecture of the site, have landscaping around the base and allow uplighting or shadow lighting. The other caveat was that wording for signage was to be reviewed and approved by staff.

The existing sign at W. Schantz Avenue and Sugar Camp Circle was installed in 2007. The sign measures 74" in height and is 92" wide. The stone base is 87" behind the sidewalk. The sign contains no interior illumination. Mrs. Wilder displayed an image of the current sign.

The proposed sign will be in the same location, using the same existing stone base. The proposed sign is a slight increase to 87.5" in height to allow for additional tenant identification. The width will remain 92". The sign contains no interior illumination.

Mrs. Wilder then displayed images of the existing sign and proposed sign. The sign images compared the measurements of the existing sign and the proposed sign, as well as proposed sign colors. The images also showed that the existing sign displays tiles for four tenants and the proposed sign would display tiles for 14 tenants. The proposed colors are dark brown lettering (Sherwin Williams "Black Bean") on a light tan background (Sherwin Williams "Rice Grain"), which are also complementary to the existing development color palette.

Mrs. Wilder closed her presentation by sharing that preliminary staff findings are set forth in the written Staff Report provided to the Planning Commission. The existing sign was approved as a Special Use. In staff's opinion, the proposed sign does not differ enough to change the Special Use analysis. City staff feels that the proposed sign is a good fit for the location. The sign would complement the existing architecture of the development. The dimensions of the new sign are reasonable in size and scale for the Sugar Camp development. The proposed sign would also provide a way to identify additional tenants.

The Planning Commission did not have any questions for Mrs. Wilder. Mrs. Gowdy opened the public hearing.

There were no visitors wishing to comment. Mrs. Gowdy then closed the public hearing.

Mr. Lauterbach asked the applicant if the sign along W. Schantz Avenue for the Beth Abraham Synagogue is remaining as is.

Mr. Posner confirmed that there will be no changes to the Beth Abraham Synagogue sign.

Mr. Lauterbach asked why the applicant was proposing different colors for the sign.

Mr. Posner explained that it was not their intention to make a lot of changes to the sign. Additional space was needed to display all of the tenants' names.

Mr. Lauterbach inquired about the name panels for the proposed sign.



Mr. Posner shared that there will be 14 total name panels. One panel will be left blank for future use, and Schear Financial will be displayed on two panels.

The Planning Commission did not have any deliberations.

It was then moved by Mrs. Jackson and seconded by Mr. Lauterbach that the preliminary staff findings be adopted, and Application #19-3 for a special use permit/amendment to the Sugar Camp Master Plan for the installation of a replacement monument sign in front of Building B at the corner of W. Schantz Avenue and Sugar Camp Circle be recommended for approval to Oakwood City Council.

### **SPECIAL USE STANDARDS**

- A. The proposed use at the specified location is consistent with the Comprehensive Plan.

#### PRELIMINARY STAFF FINDINGS:

- The existing approved Master Plan continues to be consistent with the Comprehensive Plan. The proposed entrance sign will be installed in the same location as the existing sign, with only minor changes as to size and content.

- B. The proposed building or use will not adversely affect or change the character of the area in which it is located.

#### PRELIMINARY STAFF FINDINGS:

- The proposed entrance sign will be installed in the same location as the existing sign, utilizing the same stone base and therefore remain 92" wide. The proposed new sign will be 13.5" taller than the existing sign.
- The sign is located on the northeast corner of West Schantz and Sugar Camp Circle, which is a signalized intersection. The stone base of the sign is 87" behind the sidewalk. The 13.5" increase in height will not adversely affect the line of vision when exiting the Sugar Camp development on to West Schantz.
- The proposed new entrance signage meets the stated site development guidelines that the property be developed as a "campus-type" environment with a well-landscaped and attractive physical setting that does not adversely impact the existing residential neighborhood.
- The proposed new entrance sign will complement the existing architecture of the development. The proposed colors are dark brown lettering on a light tan background, which are complementary to the existing development color palette. The proposed sign is not internally illuminated, and the existing landscaping will remain.

- C. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, convenience or general welfare.

#### PRELIMINARY STAFF FINDINGS:

- There is nothing to suggest that public health, safety, morals, comfort, convenience or general welfare will be at risk since the proposed sign replaces an existing entrance sign that has been in use since 2007. As far as safety is concerned, the stone base of the sign is 87" behind the sidewalk. The 13.5" increase in height will not adversely affect the line of vision when exiting the Sugar Camp development on to West Schantz.



- D. That the proposed use will not be injurious to the reasonable use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.

PRELIMINARY STAFF FINDINGS:

- The proposed new entrance signage meets the stated site development guidelines that the property be developed as a "campus-type" environment with a well-landscaped and attractive physical setting that does not adversely impact the existing residential neighborhood.
- The proposed new monument entrance sign will replace an existing monument sign originally installed in 2007.

- E. The proposed use at the specified location will not significantly adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not significantly adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.

PRELIMINARY STAFF FINDINGS:

- There is nothing to suggest that use of adjacent and nearby properties will be adversely affected, since the proposed sign replaces an existing entrance sign that has been in use since 2007. The sign will offer identification to the multiple tenants of the Sugar Camp development.

- F. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood.

PRELIMINARY STAFF FINDINGS:

- The Comprehensive Plan suggests that architecture and landscaping treatments should be compatible with the surrounding existing development. As already mentioned, the proposed new entrance sign continues to complement the architecture of the development. The proposed colors are dark brown lettering on a light tan background, which are also complementary to the existing development color palette. The proposed sign is not internally illuminated, and the existing landscaping will remain.
- Although slightly larger than the existing sign, the proposed sign is designed to an appropriate scale for this development.

- G. That adequate utilities, access roads, off-street parking and loading facilities, drainage and/or other necessary facilities, have been or are being provided at the applicant's cost.

PRELIMINARY STAFF FINDINGS:

- Does not apply to the nature of this application.

- H. That adequate measures have been or will be taken at applicant's cost to provide ingress and egress so designed as to minimize traffic congestion in the public streets and avoid hazards to pedestrian traffic.

PRELIMINARY STAFF FINDINGS:

- Does not apply to the nature of this application.

- I. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulation may, in each instance, be modified by Council pursuant to the recommendations of the Planning Commission.

PRELIMINARY STAFF FINDINGS:

- The proposed sign replaces an existing entrance sign that complements the architecture of the development and should have no adverse effects on the neighboring residential development. There are no applicable regulations to signage in the Multi-Use Special Planning District, other than the Special Use standards set forth in Section 1004.6.

Upon call of the roll on the question of the motion, the following vote was recorded:

MRS. HARRISON GOWDY ..... YEA  
 MRS. E. HEALY JACKSON ..... YEA  
 MR. GREG LAUTERBACH ..... YEA  
 MR. STEVE BYINGTON ..... RECUSED

There being three (3) YEA votes, thereon, said motion carried.

There being no further business, the Planning Commission adjourned. The public meeting concluded at 4:39 p.m.

  
 VICE CHAIR

ATTEST:

  
 CLERK