

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
AUGUST 6, 1990

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Councilmembers J. V. Stone
C. Mark Kingseed
Mark Beasley
James Singer
Sally Beals
Clerk of Council Marilyn McLaughlin
Administrative Assistant Michael Haverland
Administrative Assistant Judith Gilleland
City Planner Alan Schwab

Mr. Schwab reviewed a Major Use Special Approval Application submitted by Marathon Petroleum Company and Finke Realty Company to develop a Business Planned Development on approximately 22.593 acres of land located at the southwest corner of East Whipp Road and Wilmington Pike. The applicants are seeking approval of a shopping center concept including three outlots, one of which is proposed as a Speedway/Starvin Marvin Gas Station Convenience Store. The property in question is zoned B-PD (Business Planned Development). Mr. Schwab identified the difference between this Application and one previously submitted by the applicants for the same location: the northernmost curb cut into the service station off Wilmington Pike has been removed, the curb cut into the service station off Whipp Road has been moved to the west, the direction of pump islands has been changed and the convenience store has been reduced in size and located to the west thus nearly meeting setback requirements from the front property line. The only firm commitment for development is the construction of the service station on the corner outlot; the shopping center layout is a hypothetical layout to satisfy the requirements of a Major Use Special Approval Application. Mr. Schwab reviewed the following recommendations for approval by the City Staff:

1. The City Council agrees to permit a canopy setback variance for the proposed Speedway Gas Station along Wilmington Pike. At the southern end the proposed canopy is setback 45 feet instead of the required 50 feet.

2. A stormwater drainage plan shall be approved by the City Engineering Department showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.

3. Adequate covenants approved by the City Attorney shall be recorded to provide for the future private maintenance of the proposed temporary and permanent stormwater retention basins.

4. The required 100 foot buffer strip along the west and south property lines abutting Fox Run Condominiums shall be maintained in its natural state except that a stormwater retention/detention basin in the southeast corner of the site within the buffer strip shall be permitted. Additional evergreen landscape screening shall be planted in the buffer strip along the service driveway behind the shopping center. Detailed landscape plans for this screening shall be subject to approval by the Planning Department. A fence shall be required at the back of the shopping center to limit pedestrian access to the Fox Run Condominium properties.

5. The developer shall dedicate 60 feet of right-of-way from centerline along Wilmington Pike to the City.

6. The developer shall add an additional lane of pavement, curb, gutter, stormwater drainage, and sidewalk along Wilmington Pike in accordance with plans approved by the City Engineering Department.

In lieu of the above improvement, the City Engineering Department may require a temporary improvement that consists of a left turn lane along Wilmington Pike at each the entrance to the shopping center and the south entrance to the service station with the monetary difference between the temporary improvement and the above "permanent" improvement to be placed in escrow with the City to be used for the future widening of Wilmington Pike in front of the development. The temporary improvement plans must be approved by the City Engineering Department.

7. Appropriate cross easements for vehicular access between the shopping center and service station approved by the City Attorney shall be required before a lot split is granted.

8. The southern driveway to Wilmington Pike shall be restricted to prohibit left turns from the shopping center to Wilmington Pike.

9. All driveways to the service station site shall be restricted to right turn movements only.

10. The position of the service station driveway onto Whipp Road shall be subject to approval by the City Engineer. The end of the median on Whipp Road may require alteration, at the expense of the developer, to accommodate this driveway.

11. The medians in the shopping center parking lot shall be extended by joining them together at the major internal intersections to create three-way intersections.

12. The access to Outlot "B" from the ring road shall be moved to eliminate a four-way intersection at this point.

13. Additional landscaped planter areas shall be added to the parking area of the shopping center to define major access roads between the ring road and the front of the shopping center and to limit vehicles cutting across the parking rows for long distances.

14. The Planning Commission must approve detailed building elevation drawings for the shopping center showing the materials and colors for all proposed buildings.

15. Dumpster location(s) and required screening shall be approved by the City Planning Department.

16. All external lighting including lighting under the gas station canopy shall be approved by the City Planning Department.

17. None of the signs shown on the plans shall be approved as part of this application.

Mr. Schwab defined concerns expressed during the Public Hearing before Planning Commission relative to increased traffic, safety, the design of the building and the development of a shopping center. The Planning Commission by a 4-1 vote recommended denial of this Major Use Special Approval Application to City Council.

Upon question of Mr. Singer, Mr. Harold Forshaw, Marathon Petroleum Company, advised that the site proposed for the service station is almost twice the size of the site of the service station at the southwest corner of Spring Valley Road and State Route 48.

Mr. Jim Finke, Sr., owner of the property in question, reviewed the history of the purchase of the property and their plans for its intended use.

Following discussion and encouragement by several members of Council, Mr. Forshaw advised that the design of the convenience store could be changed. He explained the traffic pattern provided by the configuration in the service station area.

Mr. Mike Middlen, Emerald Marketing Company, outlined for Council reasons the canopy design is most desirous for the service station from a marketing point of view.

Council viewed slides of non-conforming signs located in the City of Centerville; most of which are located along State Route 48, Franklin Street and Loop Road. He pointed out the fact that eventually non-conforming signs terminate for one reason or another. The Planning Commission has recommended that non-conforming signs regain their status for up to six months rather than the current allowed two year period by the City. The majority of Council concurred with this recommendation and agreed that this matter and the amortization of non-conforming signs be further reviewed with Municipal Attorney Robert Farquhar. Mrs. Beals stressed the importance of denying variances for the erection of signs.

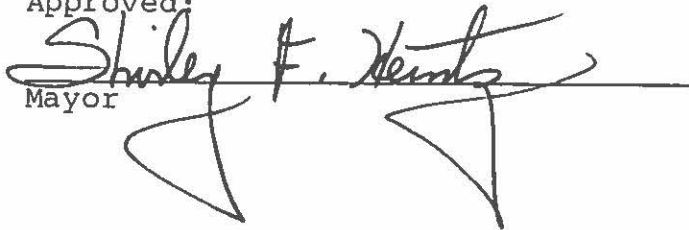
Mr. Haverland reviewed for Council conversation which he has had with the owner of the Tennis Barn on Austin Road. In consideration of the fact that he has been dealing with Washington Township on a lease purchase arrangement, the owner now questions if the City of Centerville would be interested in purchasing the barn for the same price. Council concurred that additional cost figures are necessary before a decision can be made.

Council briefly reviewed Council Policy Memos. These will be further reviewed during the August 13, 1990 Council Work Session Meeting.

Mr. Kingseed expressed concern with the proposed Cooperation Agreement between the City of Centerville and the Board of County Commissioners of Montgomery County for Community Development Act of 1974 federal assistance. This matter will be further reviewed during the Work Session scheduled for August 13, 1990.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor