

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 10, 1982

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building

PRESENT: Mayor J. V. Stone
Deputy-Mayor Nora Lake
Councilmembers Russell Sweetman
James Singer
Charles Taylor
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab

Mr. Schwab reviewed for Council a proposed Site Plan Amendment submitted by Spring Valley Investments to construct a Car Wash, east of State Route 48, north of Spring Valley Road, immediately north of the Revco facility. Proposed is the construction of two buildings, with a third in Phase II. Each building will house four bays with two vacuum cleaner stations in front of each building. A down directed light fixture will be located at each vacuum station. Light fixtures will also be placed at both ends of each building, and two inside each bay. Mr. Schwab reviewed the City Staff's following recommendations:

1. Building number 3, Phase II and the associated vacuum cleaner bays be deleted from the plan.
2. Building number 1 and number 2 be relocated east to allow a 20 foot wide side yard and two stacking spaces behind each wash bay.
3. A revised pavement striping plan be approved by the City Planner delineating parking spaces, stacking spaces and traffic flow.
4. The freestanding sign be surrounded by a barrier curb that prevents vehicle contact with the sign support.
5. A fire hydrant be required at a location approved by the Washington Township Fire Department.
6. The vehicle guardrail extend to the dumpster area.
7. The dumpster be screened with a six foot high wood fence.
8. The earth mound on the east property be four feet above the adjacent edge of pavement.
9. The light shown on the east side of Building number 2 be shielded so as not to appear as glare to the condominiums to the east.
10. A revised plan incorporating all of the approved recommendations be approved by the City Planner prior to review by City Council.

The Planning Commission recommended approval of the plan deleting conditions numbered 1 and 5, and including condition 11, which reads as follows: Building number 3, Phase II and the associated vacuum cleaners be approved if a revised plan acceptable to the City Planner is submitted. Discussion followed concerning the topo of the land after construction; the necessity of a fire hydrant to service the proposed buildings, Revco and the Warehouse Paint Center; the overall drainage of the property and its effect upon land to the south; 24 hour use of the building and its effect upon

adjacent neighbors; the use of barrier curbs instead of striping in the parking and driving area; lighting in area after dark as a detriment to the neighborhood; traffic utilizing the area behind K Mart as a cut through to Spring Valley Road; and additional litter along the fence line. Mrs. Lake also expressed concern with the general location of the proposed overall facility.

Mr. Richard Faber, Attorney for the Applicant; Mr. Ted Hercutt, Contractor; and Mr. Thomas Kline, Architect; were present to discuss their proposal. Mr. Hercutt clarified the fact that the facility will be utilized primarily from daylight to dark; lights inside the buildings will turn off at 11:00 P.M.; other light fixtures will remain on. Discussion concluded that a revised plan be submitted to include:

1. A fire hydrant as requested by the Fire Department.
2. An overall drainage plan for the area in question.
3. A landscaping plan in total - to provide a barrier for lights and noise.
4. An order^y separation in the parking lot - use of barrier curbs instead of striping.
5. A topo of land after development.

It was understood by all present, that the third building is no longer a consideration, it has been deleted from the plan.

All information requested will be submitted by Spring Valley Investments for Council's consideration at a future Work Session Meeting.

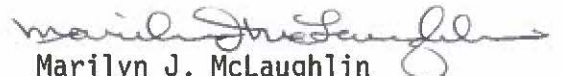
Mayor Stone reviewed a proposed use for the southwest corner of Alexandersville-Bellbrook Road and Clyo Road. Council indicated interest in seeing the proposal.

Council, very briefly discussed possible controls or prohibition of abortion clinics in the City of Centerville. More information is being solicited.

Approved: _____

Mayor




Marilyn J. McLaughlin
Clerk of Council