

CENTERVILLE PLANNING COMMISSION
SPECIAL MEETING
Tuesday, May 3, 1983

Mr. Horvath, Acting-Chairman, called the meeting to order at 7:40 P.M.

Attendance: Mr. Dallas Horvath, Col. Stanley Morrow, Mr. Robert Chappell, Mr. Brian Bergsten. Absent: Mr. Elmer C. Tate, Jr.; Mrs. Marian Simmons; Mr. David Hall. Also present: Mr. Steve Feverston, Planner; Mr. Robert N. Farquhar, City Attorney; Mr. Jon Bormet, Administrative Assistant.

NEW BUSINESS

Tom Harrigan Auto Dealership - Site Plan

Mr. Feverston made a slide presentation of the proposed site plan for Tom Harrigan Auto Dealership located on the south side of Loop Road between the existing Bob Ross Buick Dealership and the Voss Chevrolet Used Car Lot. The zoning on the parcel is B-2. The site plan proposes two (2) curb cuts, one directly across from the curb cut for Superior Dodge on the north side of Loop Road and the other approximately 220 ft. to the east. The showroom is located to the front of the property with landscaping placed entirely around it. The service bay areas are to be located to the rear of the showroom.

Staff recommends approval of the site plan for Tom Harrigan with the following conditions:

1. Both curb cuts shall be a maximum of 35 ft. in width.
2. Channelizing islands along the entrance driveways shall be a raised curb and along both sides of each driveway.
3. A drainage plan shall be submitted to the City Engineer for approval.
4. Detailed drawings of each type of lighting fixture shall be submitted to staff for approval.

Mr. Bergsten asked if there will be access from this property directly to Voss Chevrolet or Bob Ross Buick.

Mr. Paul Striebel, representing Tom Harrigan, stated that the only way to get to one of the other properties would be to enter Loop Road again. He stated that the only problem he has had is with getting a supplier to send him information regarding the lighting fixtures, in order to submit it to staff for approval. He stated that they can resolve the glare problem, which is more condusive to what is appropriate for this area. He stated that the computerized plan showing the different light levels had been completed and he submitted it to the Planning Commission. Mr. Striebel stated that they have tried to eliminate spillage basically on Loop Road moreso than on the two adjoining properties since they have spillage already. The fixture proposed is a direct down light lamp which has a deflector to keep spillage from occuring on other properties and Loop Road.

Mr. Horvath complimented the use of the landscaping proposed on the site plan. He stated it helps break up the intense use of blacktop surface.

Mr. Striebel stated that Tom Harrigan very much wants to come to Center-ville and feels it is important to be equivalent to what Centerville is expecting.

MOTION: Col. Morrow moved to recommend approval of the site plan for Tom Harrigan Auto Dealership to Council with the following conditions:

1. Both curb cuts shall be a maximum of 35 ft. in width.
2. Channelizing islands along the entrance driveways shall be a raised curb and along both sides of each driveway.
3. A drainage plan shall be submitted to the City Engineer for approval.
4. Detailed drawings of each type of lighting fixture shall be submitted to staff for approval.

Mr. Chappell seconded the motion. The motion was approved unanimously 4-0.

Elmer Tate
5/31/83