

CENTERVILLE PLANNING COMMISSION  
SPECIAL MEETING  
Thursday, October 14, 1982

Mr. Tate called the meeting to order at 7:40 p.m.

Attendance: Mr. Elmer C. Tate, Jr., Mr. Dallas Horvath, Mr. Brian Bergsten, Mrs. Marian Simmons. Absent: Col. Stanley Morrow, Mr. Robert Chappell, Mr. David Hall. Also present: Mr. Alan C. Schwab, City Planner.

NEW BUSINESS

Bob Ross Buick - Site Plan Amendment/Lot Split

Mr. Schwab reviewed the site plan amendment for Bob Ross Buick located at 85 Loop Road. He stated that two issues exist. The first is that the dealership is currently leasing a parcel of land and wishes to acquire it, therefore, requiring a lot split. The parcel does have frontage on SR 48 and I-675, however, the parcel is situated along the restricted access area where no access is allowed from I-675 north to Loop Road.

Mr. Schwab explained that a deed was submitted to the Planning Department and, even though the parcel does meet the frontage and area requirements, if the parcel were recorded by itself, it would be landlocked. He stated that there is an easement running from the existing curb cut on Loop Road south to the parcel in question which would provide access.

Staff recommends to direct staff to approve the lot split with No Plat Required subject to review of the deed by the City Attorney to insure the deed is in order.

MOTION: Mrs. Simmons moved to direct staff to stamp the deed No Plat Required contingent on the review and approval of the City Attorney to insure the easement is properly recorded with Montgomery County. Mr. Horvath seconded the motion. The motion was approved unanimously.

The second issue is the site plan amendment. Mr. Schwab stated that the site plan amendment is requested to further develop the site from what was approved by the Planning Commission back in 1977. He explained at that time, the area was gravel and four (4) light poles were approved, although only two (2) poles were erected and the other two (2) pedestals were put in place. The poles to be added to the existing pedestals will be the same type as what is currently in place. The request at this time is to asphalt the gravel area and put a temporary sales building on the site for a period of one to two (1-2) years. Mr. Schwab stated that staff has two (2) concerns. One is the temporary building and the other is the storm water drainage. He stated that although drawings were submitted on existing drainage, the Engineering Department recommended that a more detailed plan be submitted showing perhaps some retention or detention.

Staff recommends to approve the site plan amendment for Bob Ross Buick with the following conditions:

1. The sales office be considered a temporary building and be removed by December 31, 1984.

2. A more detailed grading and storm drainage plan incorporating retention and detention be submitted to and approved by the City Engineer prior to the construction of the parking lot.

Mr. Horvath asked if the building met all of the building codes.

Mr. Schwab stated it will have to meet all of the building codes when reviewed by the Inspection Department.

Mr. Bergsten asked if there was any consideration given to screening along SR 48.

Mr. Schwab stated that screening is not required because it does not abut residential.

Mr. Bergsten asked if it will have any signage on the temporary building.

Mr. Madisaw, representing Bob Ross Buick, stated there will be no additional signage.

Mr. Horvath stated that he would like landscaping around the temporary building to make it compatible with the other buildings in the area. He stated it is his feeling that two years is not temporary.

Mr. Bergsten asked what will be going after the two-year period.

Mr. Madisaw stated a permanent building will be constructed at that time when it is financially feasible to do so.

Mr. Tate stated it could be approved for a period of one year with an option to come in after that time and renew for another one-year period.

MOTION: Mrs. Simmons moved to recommend approval of the site plan amendment for Bob Ross Buick including the temporary building, building to be approved for a period of one year with an option of the second year and providing it meets all building codes, subject to drainage to be approved by the City Engineer and two (2) landscaping bushes placed on each side of the staircase. Mr. Bergsten seconded the motion. The motion was approved unanimously.

*Nellie J. Horvath*  
*Acting Chairperson*