

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Work Session
Wednesday, May 14, 2008, 7:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the Springboro Planning Commission Work Session to order at the temporary Springboro Municipal Building, Council Chambers, 425 South Pioneer Boulevard, Springboro, Ohio.

Present: Marie Belpulsi, Chairperson, Jim Chmiel, Janie Ridd, Chris Papakirk, Hans Landefeld, Becky Hartle

Absent: Barb Gibson

Staff: Dan Boron, Planning Consultant; Raj Sharma, City Engineer; Elmer Dudas, Assistant City Engineer; Lois Boytim, Planning Commission Secretary

II. Agenda Items

Site Plan Review, 185 Hiawatha Trail, proposed car wash

This agenda item is a request submitted by Rick Brown, Excel Construction, for Site Plan Review approval for the construction of a carwash at 185 Hiawatha Trail. The site is located at the southwest corner of Hiawatha Trail and Edwards Drive, a location immediately north of Hollywood Video and Tire Discounters. The site is presently vacant land.

The property is zoned B-1, Highway Business Zoning District.

Adjacent land uses include light industrial to the north and retail to the east, south and west. Properties to the south front onto West Central Avenue, SR 73.

Adjacent zoning includes ED, Employment Center District to the north; and B-1 District to the east, south and west.

Staff Comments:

1. Per Section 1271.03, Exterior Façade Design Standards, split-face CMU not permitted above foundation. Substitution with residential-scale brick, stone, wood, EIFS (above pedestrian elevation) or Hardiplank/Hardiboard recommended.
2. Provide at the May 14th Work Session color rendition of proposed elevation and building materials.
3. Please indicate plans for screening of proposed dumpster.
4. Following Planning Commission review at the May 14th Work Session please prepare a landscaping plan indicating existing vegetation to remain, proposed landscaping including number of specimens, location and size and screening of parking from adjacent residential uses.

5. Following Planning Commission review at the May 14th Work Session, please prepare a lighting plan per the requirements of Section 1271.02, Exterior Lighting.
6. Please coordinate with Dan Fitzpatrick, Zoning Inspector, at (937) 748-9791, regarding signage that may be proposed for the buildings and site.
7. Provide the proposed grading throughout the development, including the curb lines, parking lot, and detention area.
8. Provide the parking lot details, including parking stall and driveway entrance/exit dimensioning, parking lot typical section, proposed spot elevations every 25', and 6" barrier curb type with elevations.
9. Provide the length of the depressed curb & gutter, as per ODOT standard construction drawing BP-4.1. Concrete apron to be 8" thick. Install the ODOT type 2 curb and gutter along Hiawatha trail up to the radius point. Install a Springboro Standard Catch Basin to the south of the radius point and connect to the existing 2-2B Catch Basin along the south property line.
10. Move the concrete apron along Edwards Drive to the south to tie into the existing edge of pavement, and not the future edge of pavement as shown.
11. Provide proposed storm/detention design details and calculations. CB #3 does not have enough cover.
12. Verify that the gas and electric services as shown are correct.
13. Provide a curb stop for the 1 1/2" water service. Provide a note stating the water service to be K-copper. The developer to provide and install Neptune brand water meter as per City Standards and Specification. Water meter to be installed inside the building.
14. Provide sanitary lateral elevations.
15. Provide the trench drain details, and check its elevations.
16. Provide the concrete pad and dumpster enclosure details.

Rick Brown of Excel Construction and representing Springboro Carwash LLC was in attendance to answer questions of Planning Commission. He reviewed the plans and presented the artist's rendering of the carwash and examples of proposed materials for the project.

Mr. Brown explained that the carwash would be a 2 bay automatic touchless carwash. He added that he has spoken with Mr. Boron regarding the landscaping plan and that it is ready for presentation. The engineering is being reviewed and changed per discussions with Mr. Sharma. He commented that most of the staff comments are being or have been addressed.

Ms. Belpulsi asked whether there were any questions from Planning Commission.

Mr. Boron commented that staff comment #1 has been addressed and is no longer valid. He added that that was the only significant comment; most of the comments will be easily addressed.

Mr. Landefeld asked whether the carwash would be self-serve.

Mr. Brown answered yes and added that the carwash would be open 24/7. The carwash would not be open in the winter (the doors are programmed to close in weather below 34°).

Mr. Papakirk asked whether the carwash would be manned.

Mr. Brown answered that the carwash would be manned for an hour to an hour and a half a day for maintenance and money collection.

Mr. Chmiel asked about security at the site.

Mr. Brown answered that there are no plans for security; there would most likely be plans for a security camera in the future.

Ms. Ridd asked whether the police department had reviewed the plans.

Mr. Boron explained that the police department does not review plans, but may look at specific situations such as the lighting for larger projects, i.e. the rear of a building like Dorothy Lane Market.

Mr. Brown commented that the carwash would be well lit at each entrance, the sweeping area and the cash islands.

Mr. Ridd asked about plans to deal with water drainage from the cars onto the road in winter and potential problems with icing.

Mr. Brown explained that there are trench drains and heated pads before and after the carwash. There is also a long drive area between the exit and Edwards drive to allow for the cars to dry as they exit.

The plans for Edwards Drive and its resurfacing were discussed.

The date that the plans would be ready for submission for final approval was discussed. Mr. Boron explained to Mr. Brown that he could obtain a footer foundation application and permit in order to begin work. He added that the submission date for the June 25th regular Planning Commission meeting is June 6th.

Ms. Boytim added for the record that there were no comments from Clearcreek Fire District.

III. Guest Comments

There were no guest comments.

IV. Planning Commission and Staff Comments

There were no Planning Commission or Staff comments.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, May 14, 2008 Work Session at 7:17 P.M.

Marie Belpulsi, Planning Commission Chair

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary