

Mr. Cohen called the meeting to order at 7:00 p.m.

Present: Messrs. Metropulos, Sterling, Cohen, Shebeck

Absent: Matt Bova

Also Present: Ms. Lynn Muter, City Planner
Ms. Maureen Stauffer, Council Representative

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION MAY 7, 2018
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1. Rezoning Request – C-2 to R-5

E. Aurora Rd. at Chamberlin Rd.
Southwest corner
PP# 64-00589
ROB BENJAMIN / HERITAGE DEVELOPMENT

- PLANNER'S REPORT UPDATED 4/26/2018 ON FILE AND NOTED AS EXHIBIT A.

Mr. Cohen requested to move item #1 straight to the regular portion of the meeting.

Ms. Muter stated that she responded to a question from the applicant whether there was a need for him to reappear for the fourth time for this application and she told him that there was not; there would be one Commissioner absent from this meeting and the vote would very likely end in a tie once again.

2. Preliminary Site Plan – Zoom Car Wash

8581 Darrow Rd.
PP# 64-01451 I-3
TRENT WALKER / ZOOM EXPRESS INVESTMENT CO.

- PLANNER'S REPORT DATED 4/26/2018 ON FILE AND NOTED AS EXHIBIT B.

Mr. Trent Walter 3436 Bridgestone Court Ontario, Ohio presented the application for preliminary site plan.

- They would like to have approval for a car wash on Darrow Rd.
- They have an identical site on Kent Rd. in Stow, which opened in December 2017.
- He is here to answer any questions.

Mr. Cohen noted that the front yard setback shows 50 feet and the zoning code requires 100 feet, it is compliant but marked incorrectly on the site plan.

- He is concerned that there is very little side yard, based on 2 feet to the paving.
 - There are potential grading issues and the plan does mention possible retaining walls if needed but 2 feet does not allow much room for a retaining wall.
 - The applicant is aware that he will need a variance for side setback but 80 percent variance is extreme and there are possible issues with the grading, retaining wall and the 2 foot space.
- There is no visual buffer, there is an easement to the south of the property near the nursing home but the 2 foot side does not allow any opportunity to create additional buffer for people looking out and seeing a line of cars stacked on the side of this building
- There appears to be a conflict at the rear of the property with the employee parking and stacking of the car wash; if someone needed to access the corner spaces there would not be enough room.
- Vehicular traffic flow shows one lane in and two lanes out but no pavement markings.
- There are 14 vacuum spaces shown if people enter and turn left to vacuum the car while there are stacked cars trying to turn left onto Darrow Rd. there would be a traffic flow problem.
- What is the purpose of the sidewalk along the south side of the building?

Mr. Walter replied that it is for aesthetics and egress. If someone wanted to approach the office area they would have a clear path.

Mr. Cohen stated that he is not opposed to a car wash in this location, he feels it is a relatively good location for it relative to the surrounding properties. However, he feels that this plan is too large for the property in relation to

setbacks, traffic flow, grading and retaining wall; these things need to be discussed in more detail before he could support the preliminary site plan.

Mr. Sterling noted his concern for the width in relation to emergency vehicles, if needed.

Ms. Muter commented that there was a discussion regarding emergency access during staff review of this site plan and they came to the conclusion that the vacuum side of the building would be the emergency access route and there really was not an issue. They talked about the emergency route, looked at measurements and determined that emergency vehicles would have best access on the vacuum side.

Mr. Shebeck stated that he would like to see the Stow facility.

- He would like to see the building set a little farther back on the property, giving a little more maneuverability in the front for ingress and egress.
- He feels that angling the vacuum stalls would allow more space.

Mr. Walter explained that they run a car through in about three minutes, there is a site in Marion, Ohio which sits on a very busy road and is only 35 feet off the road, there are no egress issues out of the facility.

- This building is 140 feet long so there can be multiple cars going through at a time.
- The Kent Road site is also very close to the busy road, at most 70 feet away.
- There is an occasional exceptionally busy day with traffic congestion, he estimates 8 to 12 days per year.
 - If that were more often, they would design the sites differently.
- They have placed facilities with this design in Norwalk, Mansfield and Marion; the Mentor facility sits about 50 feet off of Rt. 306 at Mentor Avenue.
 - Their priority is keeping their customers comfortable; if a car wash is not convenient to get in and out of people don't come back.

Mr. Cohen clarified that this concept is in play at the other sites.

Mr. Walter stated that he copied this plan from the Kent Rd. site.

Mr. Walter explained that this is a newer concept called the express model; the customer stays in the vehicle and it moves fairly quickly.

- Approximately 50% of customers use the vacuum, many people don't use it every time, they get washed and vacate the property.
- Regarding the concern with congestion at the end of the tunnel, several of their facilities have less space and do not have congestion issues.
- The south side of the property abuts the high voltage easement, they are asking for a variance on that side because it is 80 feet wide and nobody can build on it; the north side of the property is tight, they will try to make some changes to get more space on that side.
 - Depending on what is built there in the future, they may ask for a joint easement on that side.
- He will redesign the rear parking to allow the corner spaces to be more accessible.

Mr. Shebeck stated that he is not opposed to a variance on the south side.

Mr. Walter noted that there is not a lot of site work required.

- This is a non conforming lot, being 35% narrower than it is supposed to be, which causes the setback issues.
- They have the capability to recycle water, they use around 35 gallons of fresh water per car and when they recycle it takes it down to over 25 gallons per car.
 - They are environmentally friendly, using all biodegradable chemicals which is Ph neutral.
- They provide 220-240 hours of labor per week for local employees.
 - They will pay from \$10.00 per hour up to \$50,00 / \$60,000 per year for managers on that site.
- He would be happy to provide a tour of the Stow facility if any Commissioners are interested.
 - They focus on professional staff, cleanliness of the facility and smooth operations.
 - Because that facility opened in December, the landscaping is still being completed.

Mr. Metropulos commented on the two lane pay station narrowing to one lane.

Mr. Walter explained that is similar to McDonald's drive through, it allows the customers time to make their selections.

- They also have an "unlimited plan" where you pay one amount per month and you can wash as often as desired throughout the month.

- They have an attendant at the pay stations to help with any questions or needs of the customers.
- Having two pay stations at once makes things more efficient.

There was a discussion regarding possible ways to reduce encroachment of the side setback requirements.

Mr. Cohen noted that they may be able to gain a couple of feet by reducing the width of the northern driveway a bit.

Mr. Walter explained that they have supplied a bit more room on that side to make pulling out of the vacuum stalls more comfortable for customers.

- They will not be able to use this location if the plan is reduced too much.
 - They have inquired about the lot to the north of this property but it is too large for this use.

Ms. Muter noted that the facility will be curbed per the City Regulations.

Mr. Walter commented that they typically prefer not to have curbs for snow plow reasons but this property allows snow to be pushed to the back.

Mr. Metropulos asked what the sewer line diameter is for that property.

Mr. Shebeck commented that it would be larger than 12 inch because it handles the industrial flow.

Mr. Walter explained that they only require 4 inch diameter sanitary.

Ms. Muter explained that the requirement for entrance and exit drives is 24 feet wide, possibly less for a parking lot.

- If that could be narrowed by a couple of feet it would be a compromise.

Mr. Walter asked what would be the next steps.

Mr. Cohen explained that there will be a motion made tonight for the preliminary site plan approval and, if denied, it would require altering the plans according to some of the recommendations made by the Commissioners and returning to Planning Commission with the revised plan.

- He is not comfortable with the current plan but he feels that with some revisions, it may be better.
- It would help to clarify whether the retaining wall is necessary and what the footer design would be.
- Setting the building a little further back to allow more stacking at the front, narrowing the north driveway, moving the rear parking further to eliminate the conflict with the two corner spaces, etc.

Mr. Shebeck commented that he understands the applicant's desire to have a presence close to the road, however, he feels that there should be uniform setbacks with adjoining properties.

Mr. Cohen and Ms. Muter agreed that the building is placed 100 feet off the street but the plan is labeled incorrectly.

Mr. Shebeck stated that he feels the location is ideal for a car wash, being in the heavily traveled industrial and business district area.

- He feels that they will do well with the monthly packages and repeat business.

Mr. Cohen asked the address for the Stow facility.

Mr. Walter gave the address, 4573 Kent Rd. Stow, Ohio

Ms. Muter commented that it is her understanding that if vehicles were stacking toward Darrow Rd., the attendant is able to speed up the wash cycle.

Mr. Walter agreed that is possible.

Mr. Cohen noted that he is concerned with the stacking of vehicles trying to exit, he feels that setting the building further from the street and creating a longer entrance/exit drive would prevent congestion.

Mr. Walter explained that there is not an attendant at the exit of the wash, there is a pad that senses when a car stops on it and stops the cars behind to prevent a collision.

- The summer business hours are 8:00 a.m. to 8:00 p.m. Monday through Saturday and 9:00 to 6:00 on Saturdays.

Mr. Sterling asked if the applicant would like to have the item tabled due to having many recommended changes.

Mr. Cohen noted that a negative vote will require the applicant to return with an updated plan and a tabled item would do the same; the applicant can request that the item be tabled and then resubmit for another preliminary approval or he can ask for the motion.

Mr. Walter replied that he is aware of the changes preferred by Planning Commission and will return with an updated plan.

- He appreciates the comments made tonight by the Commissioners.
- He has an idea how he may be able to achieve a larger setback on the north side and is hoping that a variance would be granted on the south side since it abuts the power line easement.

Mr. Cohen explained that the point of interest on the north side is the grading and retaining wall; having ample room for the wall to fit correctly.

Ms. Muter commented that this is not ready to move to the Board of Appeals since it is not approvable by Planning Commission.

Mr. Walter thanked the Commission for the feedback on the project and stated that he would like to table the item and return with revised plans.

- He offered for the Commissioners to contact him to schedule a full tour of the Stow facility; he would like them to see the operations and feel confident with what they are planning.

CITY OF TWINSBURG PLANNING COMMISSION MEETING May 7, 2018

Mr. Cohen called the regular meeting to order at 7:35p.m.

APPROVAL OF MINUTES – April 16, 2018

The minutes of April 16, 2018 are approved as written.

PUBLIC PARTICIPATION- NONE

1. Rezoning Request – C-2 to R-5

Ms. Muter explained that this item has returned to Planning Commission in the hopes that all Commissioners would be present and they could move beyond the tie vote that occurred with this item at the last meeting. There are only 4 Commissioners present tonight so there is a possibility of another tie vote.

- The City Charter allows for 60 days for Planning Commission to make a report or recommendation to City Council and, upon the advice of the Law Director, we are taking this to the full 60 day period.
- Even though there is not a full Commission tonight a vote will be taken for the record.
- This is our last scheduled meeting before the 60 days ends on Friday, May 11, 2018.

MOTION:

UPON RELIANCE UPON REPRESENTATIONS PREVIOUSLY MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED APPLICATION FOR REZONING FROM DIVERSIFIED DEVELOPERS FOR PP#64-00589 DATE STAMPED RECEIVED MARCH 13, 2018, I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE REZONING REQUEST FROM C-2 COMMUNITY COMMERCIAL DISTRICT TO R-5 SINGLE FAMILY CLUSTER DISTRICT.

MR. COHEN MOVED, MR. SHEBECK SECONDED, UPON ROLL CALL MOTION TIED 2-2, THE APPLICATION IS NOT RECOMMENDED TO CITY COUNCIL.

2. Preliminary Site Plan – Zoom Car Wash

Mr. Cohen explained that the applicant has requested that this item be tabled to a future meeting, there will not be a motion made tonight.

COMMUNICATIONS AND MISCELLANEOUS –

Mr. Metropulos noted that City Council has Ordinance 56-2018 the donation bin regulations on their agenda for tomorrow night; he is giving them copies of his comments regarding the possible amnesty period for existing bins and the fees.

- He is clarifying that these are his comments and are not coming from Planning Commission as a whole.

Ms. Muter stated that there are no applications for future meetings at the moment but there may be an application soon for the vacant parcel next to Bob Evans.

Ms. Muter explained that city staff is meeting with City Architecture on Wednesday, may 9, 2018 to receive an update on the connecting communities trail study.

Mr. Metropulos pointed out that Charter Review Commission is currently working on an update; he has attended several meetings and encourages other Commissioners to do the same.

- One suggestion made was to appoint alternate members to the Boards and Commissions in order to always have an extra person in attendance to allow for a full quorum.

Mr. Cohen commented that the alternate person has to prepare for every meeting as if they will participate and then may not be needed.

Ms. Muter noted that for certain Boards and Commissions that is a lot of preparation.

EXCUSE ABSENT MEMBERS- Matt Bova

MOTION: TO EXCUSE MR. BOVA FROM THIS EVENING'S MEETING.

MR SHEBECK MOVED, MR. STERLING SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:42 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary