City of Norton
PLANNING COMMISSION
Wednesday, October 10, 2012

The Planning Commission of the City of Norton, Ohio, convened for a public meeting in Council Chambers at the Safety Administration Building. Chairman Spisak called the meeting to order at 6:08 p.m.

I. ATTENDANCE:

PRESENT: Mark Spisak, Ralph Dowling, Janet Jacobs, and Scott Testa

ALSO PRESENT: Russ Arters, Supt. of Bldg. & Zoning

II. PUBLIC APPLICATIONS:

A) Application SPR2-2012
Major Site Plan Review
World Real Estate Service Ltd., Owner
Architectural Design Studios, Agent
Regarding property known as
3160 Barber Rd/ PPN 4603653 & 4608907
[Proposing to construct a new Oil Change and Car Wash facility.]

Chairman Spisak said this was a public hearing and asked if the neighbors were notified via first class mail as required per section 6.03 of the City Charter; the stenographer replied yes.

Chairman Spisak asked the applicant to stand at the podium and address the Commission.

Mr. Tony Cerny, Architectural Design Studios, Agent, approached the podium. He said they are proposing to construct a new combination car wash and oil change facility on the existing site. He said it was currently a parking lot.

Mr. Cerny said they plan to make one-way entrance on the northern end towards the interstate and they will discharge on the southern end, with the ability to turn left or right. He said they would enter on the north side towards the west and make two lanes in the back to use those for lining up cars for the car wash. He said they plan a canopy for over the top and will have automatic cashier stations. Mr. Cerny said an attendant would lead the car onto a tract, and then it would be automatic. He said under typical conditions they have another lane for oil changes that would bring them right up the doors. He said under high use conditions, such as on Saturdays or evenings, they would have an attendant in the back to receive the cars and direct them to the correct

lane. Mr. Cerny said they plan to have three lanes dedicated to oil changes. He said the last section furthest to the north, where they show 6 cars, will be a preparation area. He said after a car is sold they will take it to this area to take stickers off and remove anything else in preparation to have the car washed before delivery to the new owner.

Mr. Cerny said it will be an all masonry building, with a mixture of different colored masonry. He said the paperwork shows façade elevations, high tech aluminum panels and panels of glass. He said they are trying to pick up a race car theme for the appearance of the building, like NASCAR, with a reference to the checkered pattern on the façade.

Chairman Spisak asked is this like other dealerships, where if they buy a car from them they will get so many car washes free or will this facility be open to the public.

Mr. Duane Huff, Owner, answered Chairman Spisak's questions. He said it would be open to the public. Mr. Huff said they give 3 yrs of free oil changes when someone buys a car from them. He said those oil changes are clogging up their service dept, and this is their opportunity to move the facility across the street. He stated that when they come over to have their oil change they will get a free car wash. He said it will not only be for their clientele, but also the public. Mr. Huff said it is a very advanced car wash, as it will do 90 cars an hour. He explained that it is a friction car wash, where it actually touches the car; it is not touchless. He said in his research, he found out that to get a car really clean from Ohio weather, it needs to touch the car.

Chairman Spisak was concerned with the traffic flow to and from the facility, as he mentioned the traffic gridlock on Market Street in Akron around a car wash facility. Mr. Huff said that is why they put in a system that will do 90 cars an hour, and he hopes he has that problem. He said the traffic count on Barber Road is only 9,000, so he does not foresee a traffic problem. He said his internal estimates are 3,000 washes a month now, and he hopes to pick-up another 4,000 to make it a total of 7,000 car washes per month. He commented that all the experts in the industry do not think it can do more than that number. Mr. Huff said that is because there are no other retail businesses around them to make that corridor traffic count increase, other than other car dealerships.

Mr. Ralph Dowling asked about the hours of operation. Mr. Huff said that they would probably be 9 AM to 9 PM on car wash and 9AM to 7PM on the quick lube. He said nothing is set yet, that he was just thinking off the top of his head. Mr. Dowling asked if they would have gates go across the lanes when they are not open. Mr. Huff and Mr. Cerny both said they would probably not use gates, because the area would be well lit to show that it was closed. They both did not feel there is potential for anyone to steal anything, like stealing the cars from the other side of the street at the dealership. Mr. Huff said the gates at the dealership are there to keep the cars in the lot; the gates are actually there to deter theft of cars.

Mr. Dowling asked if there were any limitations distance-wise for entrance and exists due to the close proximity of the interstate.

Mr. Russ Arters, Superintendent of Building and Zoning, said they are working with the City Engineer Dave White on that issue. Mr. Arters asked if he was referring to the

south side; Mr. Dowling said yes. Mr. Arters said there is a distance requirement, but he does not know what that is.

Mr. Dowling asked Mr. Cerny if they had seen Engineer Dave White's comments (see attached). Mr. Cerny said he did and that issue was not addressed by Mr. White's comments, but they did have a discussion about the drive on the south side. Mr. Cerny said he wanted to have some room to stack cars once they are done. He said they had accommodations for six cars to be stacked and waiting to exit out onto Barber Road. Mr. Cerny said the car wash will only take so many through and will then automatically shut down until fewer cars are stacked. Mr. Cerny commented that ODOT might not be happy with it, but the City controls the street and in his opinion, it is far enough away from the exit ramp not to impede traffic.

Mr. Arters commented on that talking point. He asked Mr. Cerny to tell the Commission what their plans are for the other side of the road. Mr. Cerny said they are still going through different scenarios, but Mr. Arters was talking them installing a crosswalk in that area to connect their properties. Mr. Huff said they are looking to put a drive in for 3147 Barber Road. He said they want to do a major facelift to that building next year in the spring or summer. He said they want to reshape the building and make it coincide with the modern retail area they try to project; currently the building does not have good eye appeal.

Mr. Dowling commented that Mr. Richard Easterling, a past Commission member, was a real advocate for entrances and exits lining up and not staggered, so he would have approved of that.

Mr. Dowling had other questions about what the site plan required through the codified code saying there was a check list he goes by and was concerned about the topography and the grades. Mr. Cerny said he submitted that to the Engineer which included existing topography, the grades and storm sewers. Mr. Arters said that was just submitted a few days ago, and that is all part of the engineers review; Mr. Arters did not get a copy of it.

Mr. Huff explained in general, that they were raising the floor level. Mr. Cerny agreed by stating they will raise the floor level one foot above the designated flood plain, which he said it roughly 2 feet above the highest point on the lot; he said it is well within the FEMA Standards. Mr. Huff said he is not interested in this new facility flooding, as all are well aware that Wolf Creek tends to overflow its banks.

Mr. Dowling asked if they had an idea about the square footage of the building versus the lot. Mr. Cerny said he did not have the delineation of lot size versus the building size, but figures the lot size is over an acre, and the building is somewhere around 7-8,000 square feet.

Mr. Dowling made comments about the drainage and the pedestrian circulation plan, of which they answered most of his questions already. He was also going to question them about the number of parking spaces, but when figuring one space for every 5,000 square feet of space allowed in an I-zoned lot, they seemed to be way over that. He

said he assumes there will be 25-30 spaces or so extra. Mr. Cerny said there are a couple of spaces in the front for customers, but they are not expected to leave their cars. Mr. Cerny said the majority of the front spaces are vacuum spaces with the parking spaces being used mostly for employees.

Mr. Dowling asked other questions about the landscaping, as he saw no trees or bushes on the site plan. Mr. Cerny said the front line would be exactly like it is on the other side at the Fiat store site. He said there would be essentially a double curb with landscape stone, and greens in the back. He said in a couple of areas there would be low maintenance shrubs, but no trees are planned.

Mr. Dowling commented that it was a nice design. He said they did a good job on the Fiat building and its parking; he said it has a nice presentation.

Chairman Spisak asked if there will be a sidewalk. Mr. Cerny said they are working on a crosswalk instead. Mr. Arters said that a sidewalk shouldn't come into play because it would be a sidewalk to nowhere. Mr. Arters said with a sidewalk you would either hit the bridge or it would go to the interstate ramp. Mr. Arters said the City's concern is for the crosswalk that is being addressed.

The Chairman asked about number 18 on the plans and what was the definition of a starting tree. Mr. Cerny replied that they have actually disappeared from the plans. He explained that those are area light trees that they use for drag racing and were incorporated because they wanted a racing theme, but they have since decided not to use them at all.

Chairman Spisak commented about the City Engineer's memo dated 10/10/12 and his comments about the project. The Chairman said that Mr. White has indicated that the storm water management was fine and other details listed would be handled by the Administration. Mr. Arters said they were trying to figure out how to address the storm water, so that is why the site plan came in first and then the storm water plans have been submitted somewhat piece-meal to the City Engineer.

Mr. Dowling asked if they were going to tie-in to the sanitary sewer and water. Mr. Huff said yes. Mr. Huff said he wanted to point out that the majority of the water they will use will be recycled. He said 75% of the water is filtered after each re-use with only the final rinse being new water; they will not be using a huge amount of water. Mr. Huff said believe it or not, a car wash business is a lot more complex than one can imagine. He said he had no idea how involved it was until he did the research. Mr. Huff said it was very educational, involving chemistry and temperature and that there is a lot to washing a car successfully.

Mr. Scott Testa asked about the storage for the waste oil that is going to be extracted. Mr. Cerny said in the back of building they are proposing to put in large storage tanks. Mr. Huff said they will be large double-walled storage tanks inside the building. He said that the oil they take out of vehicles is currently re-used to heat the huge facility at 3195 Barber Road. Mr. Huff said they generate such a surplus of waste oil, that it will also heat this facility and provide the energy for the car wash. He stated it was a very ecology friendly facility. Mr. Testa said he just wanted clarification of whether it was

outside or inside storage. Mr. Huff said it will be inside, so they have a nice clean aesthetic look on the outside.

Chairman Spisak asked if the Commission members had any other questions for the applicant; no one spoke.

With no other persons in the audience to speak other than the applicants, Chairman Spisak, for formality reasons, asked if anyone wanted to speak for or against the application three separate times; no one spoke at any time.

Chairman Spisak moved to approve SPR2-2012 by PC Resolution 17-2012 on the condition that the storm water recommendations from the City Engineer are followed and adhered to; seconded by Mr. Dowling. ROLL CALL: Chairman Spisak-Yes; Mr. Dowling – Yes; Ms. Janet Jacobs-Yes; and Mr. Testa – Yes. The motion to approve carried 4 – 0 with the conditions.

Ms. Jacobs asked Mr. Huff when they would start this project. Mr. Huff said weather dependant, they will start in a couple of weeks.

They discussed their other facility they acquired on the other side of the interstate that used to be Forrest Motors. Mr. Huff said he was pleased with the transformation of the building. Mr. Arters said it looks good inside and outside. Mr. Huff said half of the building on the south side will be their lending headquarters and north side of building will be their lease-to-own a new car facility. He said they hope to be open by mid-December. Mr. Arters said he did not bring that site before the Planning Commission because the footprint of the building did not change and there were no changes in parking. He said it was just an uplift of the building, so the changes were reviewed in-house.

Mr. Huff thanked the Commission for their consideration; he was thanked by the Commission members also for his presentation.

III. OLD BUSINESS:

Chairman Spisak asked if anyone had any old business.

The Chairman brought up the subject of the drafting of the zoning code. Mr. Arters said he wanted to wait until they get the 5th member on board, which is supposedly close to happening. Mr. Arters said he doesn't know who they have talked to in Ward I, but he is confident the 5th member will soon be chosen. Mr. Arters suggested that they have a full Commission before they start on the zoning code changes, especially when the rezoning of Cleveland-Massillon Road comes forward.

IV. NEW BUSINESS;

Chairman Spisak asked if there was any new business.

Mr. Arters said in their packet they were given, they should have received a Planning and Zoning Workshop notification. He said this was the Annual Planning and Zoning Workshop they normally attend in the fall. Mr. Arters said it is on November 16th, but they have changed the venue to downtown Cleveland at the Hilton. He said wasn't impressed with the topics this year but said if anyone wanted to go, there was money available just let him know.

IV. CONSIDERATION OF MINUTES:

The Chairman had three sets of minutes to consider that evening.

Chairman Spisak said they would revisit the minutes of November 22, 2011, deferred from the September 11, 2012 meeting. Chairman Spisak said they have received an oral opinion that the two members present at that meeting can vote to approve them and he can vote on them, if they do not add or change the minutes in any way. Chairman Spisak then asked if there were any additions or corrections to the minutes. Hearing none, he asked for a motion to approve the minutes. **Ms. Jacobs moved to approve the minutes of November 22, 2011; seconded by Mr. Dowling. ROLL CALL: Ms. Jacobs- Yes; Mr. Dowling – Yes; Mr. Testa – Abstain; and Chairman Spisak-Yes. The motion to approve carried 3-0-1.**

Chairman Spisak said the next set of minutes to consider were from January 10, 2012. The Chairman asked if there were any additions or corrections to the minutes. Mr. Dowling had a correction in the first paragraph, second sentence on Page 6. He asked that the phrase "at one time" be changed to read "per day". **Hearing no other corrections Chairman Spisak moved to approve minutes, as amended; seconded by Ms. Jacobs. ROLL CALL: Chairman Spisak-Yes; Ms. Jacobs- Yes; Mr. Testa – Abstain; and Mr. Dowling – Yes. The motion to approve as amended carried 3-0-1.**

Mr. Dowling asked Mr. Arters if they ever put an enclosure for the dumpster at the entertainment device arcade on Greenwich Road or was it still located in the garage. Mr. Arters said he was not sure; he thinks it may still be located inside the garage. Mr. Arters said he would put it on the inspection list the next day to check it.

Chairman Spisak asked for any additions or corrections to the minutes of February 7, 2012. **Hearing none, the Chairman moved to approve the minutes; seconded by Ms. Jacobs. ROLL CALL: Chairman Spisak-Yes; Ms. Jacobs-Yes; Mr. Dowling – Yes; and Mr. Testa – Abstain. The motion to approve carried 3-0-1.**

V. ADJOURNMENT:

There was discussion about the next scheduled meeting, because there have been no applications filed to be heard. They all agreed that if the 5th member of the Commission is named by that time, they will meet to start on the zoning draft; otherwise they may not meet until November. With no further business coming before the Commission, Chairman Spisak announced the next scheduled meeting was October 23, 2012, and adjourned the meeting at 6:47PM

Planning Commission Chair/
Vice-Chair

Planning Commission Vice-Chair/
Member

1/24/13
Date

PLANNING COMMISSION
AUDIENCE ATTENDANCE RECORD

The following individuals were present and wished to speak at the Meeting of the Planning Commission held on **Wednesday, October 10, 2012**

PLEASE PRINT:

NAME:	**STREET ADDRESS** (NO P.O. BOX):	**CITY & ZIP CODE:**
Tony Cerny	Architectural Design Studios 620. E. Smith Road	Medina, 44256
Diane Huff	World Real Estate Group 3195 Barber Rd	Norton, OH 44203

Signed: _____
Interim Stenographer

A SIGNED ORIGINAL OF THIS DOCUMENTATION SHALL BE FILED WITH THE CLERK OF COUNCIL.

PLANNING COMMISSION RESOLUTION

October 10, 2012

PC RESOLUTION NO.: 17 – 2012

RE: Application SPR2-2012
Major Site Plan Review
Application SPR2-2012
Major Site Plan Review
World Real Estate Service Ltd. , Owner
Architectural Design Studios, Agent
Regarding property known as
3160 Barber Rd/PPN 4603653 & 4608907
[Proposing to construct a new Oil Change and
Car Wash facility.]

The Planning Commission does hereby make the following recommendations on the above:
ON THE CONDITION THAT THE STORM WATER RECOMMENDATIONS FROM THE CITY ENGINEER ARE FOLLOWED AND ADHERED TO

Vote on Motion: FOR 4 **AGAINST** Ø **ABSTAIN** Ø

Therefore PC Resolution No. 17 - 2012 **has been:**

APPROVED X **DENIED** _____ **TABLED** _____

This resolution shall be sent to:
Administration for ___ **it's action or for** X **it's information, and**
Council for ___ **it's action or for** X **it's information.**

Planning Commission Chair/~~Vice-Chair~~

Planning Commission Vice-Chair/~~Member~~

10/10/12
Date

Interim Stenographer

NORTON

The City of Norton - Inter Office Memo

TO: **Russ Arters**

FROM: **David White, P.E., Municipal Engineer** DW

DATE: **October 10, 2012**

SUBJECT: **Fred Martin Car Wash and Oil Change**

COPY:

I have reviewed the plans submitted by e-mail October 5, 2012.

I concur with the storm water management approach.

Before final approval, the following comments and additional information requests must be addressed::

1. Submit drainage calculations performed by Professional Engineer showing adequacy of storm water system. Calculation method may be as recommended by the Professional Engineer
2. At the inlet side of the Water Quality Storm Treatment Detail, the flow line of the 12" outlet from the 24" Dia. Nyloplast Inlet Access Riser should be sufficiently above the 10" flow line from this riser and the incoming 12" to assure that the majority of the flow is forced through the treatment system and minimize short-circuiting directly through the 12" outlet, suggested to be at least 964.07.
3. Provide recommended inspection and maintenance procedure and schedule for the Water Quality Storm Treatment. Provide a draft agreement between the owner and he City of Norton requiring the owner to have the recommended inspections and maintenance performed and reports submitted to the City of Norton.