

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held Monday, July 26, 2021 7:00 p.m. 20

The Madison Township Zoning Commission Meeting was called to order at 7:08 p.m. by Chairman Wisniewski, with the following people present: Mr. R. Rothlisberger, Ms. A. Wisniewski, Mr. J. Hyrne, Mr. B. Diak, and Mr. J. Witt. Mrs. M. Howell was present as Zoning Inspector and Mr. M. Ungers was present as Assistant Zoning Inspector.

Chairman Wisniewski requested a motion to approve the minutes from the June 14, 2021 Meeting.

A motion was presented by Mr. Hyrne to approve the minutes from the June 14, 2021 Meeting, seconded by Mr. Diak.

Roll Call: Ms. Wisniewski: Yes Mr. Hyrne: Yes
Mr. Diak: Yes Mr. Witt: Yes

Mr. Rothlisberger abstained due to the fact that he was absent from the June 14, 2021 Meeting.

Chairman Wisniewski stated for the record that this evening's Public Hearing is for a Site Development Plan Review for Classic Clean Car Wash located at 2606 Green Road. Mrs. Howell informed those in attendance that the owner for Classic Clean Car Wash is CCAWW Land LLC and represented by Mr. Kurt Hanson from TallyCM, who is proposing the construction of a new 120-foot-long tunnel car wash, on the west side of Green Rd., just south of Mary's Diner. She informed those in attendance that it will be located at 2606 Green Road, Permanent Parcel #01-B-126-0-0-058-0 and that the parcel is zoned B-2, Regional Business. Mrs. Howell stated that the overall layout of the Car Wash will be based on the current Classic Clean Auto Wash in Mentor, OH.

Mrs. Howell stated for the record that the Neighbor/Applicant/Owner letters were mailed on Wednesday July 14, 2021 and the Legal Ad was advertised in the Legal Section of The News-Herald on Wednesday, July 14, 2021 and that there have been no inquiries about this hearing.

Mr. Kurt Hanson, of TallyCM, 8715 E. Via De Commercio, Scottsdale, AZ.

Mr. Hanson informed those in attendance that Mr. Larry Villines, from Classic Auto Group and Mr. John Urbanik from Rockaway Civil LLC were also present for the Public Hearing.

Mr. Hanson stated that Classic is proposing to build a new tunnel type car wash on the parcel between Circle K and Mary's Diner. He stated that the property is approximately 1.5 acres and will have the car wash, as well as a stormwater basin to help with stormwater runoff. Mr. Hanson also stated that to further assist with the stormwater runoff, tanks will be installed adjacent to the building, and connecting all downspouts to them in order to retain and reuse rain water that comes off of the roof. Mr. Hanson stated that the overall design is similar to the current one in Mentor. Mr. Hanson stated that the building will have darker block at the base of the building, white metal panel with red accents, new landscaping and new LED lighting throughout the site. He then showed samples of the block material and colors that will be used in construction as he further explained some exterior details of the building.

Mrs. Howell stated for the record that the plans had been reviewed by the Zoning Department in accordance with Sections 126 and 127 of the Madison Township Zoning Resolution, all approvals had been received in the Zoning Office, and a copy of the traffic impact study has been provided. She added that the study indicated the need for a safety study for the area, not site specific. Mrs. Howell informed those in attendance that Mr. T. Brown, Township Administrator, has reached out to the Lake County Engineers Office regarding the recommendation.

Mr. Diak asked if the proposed driveway is in perfect alignment with Walmart's driveway across the street. Mr. Diak added that he is concerned about heavy traffic moments when customers may be trying to cross the busy intersection directly into the Walmart driveway. Mr. Hanson confirmed the location of the car wash driveway and that the traffic impact study and the Lake County Engineers Office concurred with the proposed location.

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Mrs. Howell asked for the estimated cost of construction. Mr. Hanson stated that the estimated cost of construction is 3.25 million dollars. Mrs. Howell also asked what the approximate time frame for the project is. Mr. Hanson stated that the estimated project time frame is 4-5 months. Mrs. Howell then asked what the hours of operation will be. Mr. Villines stated that the business will be open from 8am to 8pm, 7 days a week. Mrs. Howell asked how many employees they expect to hire. Mr. Villines replied that there will be as many as ten (10) people on the payroll. Mrs. Howell asked how many full-time jobs and part-time jobs the business will create. Mr. Villines stated that there will most likely be three (3) full-time and seven (7) part-time employees.

Mr. Diak asked if the recycling of the rain water had always been part of the plans. Mr. Hanson stated that that was always part of the proposed plans. Mr. Rothlisberger asked if they were receiving any credit for the tanks, for taking stormwater off. Mr. Urbanik stated that they didn't apply for it, that the main intention was to help with the already present concern of excess stormwater in the area. Mr. Rothlisberger asked if Mr. Urbanik knew the capacity of the stormwater basin. Mr. Urbanik stated that the capacity of the stormwater basin is just shy of 10,000 cubic feet or 75,000 gallons, plus or minus. Mr. Hanson stated that when the tanks do get to capacity the rain water obviously just flows into the stormwater basin. Mr. Witt asked if there was any water usage calculation based on the square footage of the tanks. Mr. Villines stated that there will be three (3) recycling tanks, which are 750 gallons each. Mr. Urbanik added that rainfall and car wash water consumption varies so it's hard to calculate expected usage, it's more of a proactive measure on reducing the runoff. Mr. Diak asked if once the runoff water is used is it discharged. Mr. Hanson stated it will be discharged to the sanitary sewer.

Mrs. Howell asked if there were any other questions regarding the Site Plans. Mr. Diak asked Ms. Wisniewski if she had any concerns with the landscaping plan. Chairman Wisniewski stated that she had no concerns regarding the landscape plans. Mr. Diak commented that it looks like the landscaping is similar to Mary's Diner, by planting 3 trees out front. Mr. Hyrne stated that it is a pretty basic landscaping plan.

Mr. Witt asked Mrs. Howell what was the conclusion of the traffic impact study. Mrs. Howell stated that their conclusions stated the proposed car wash would have an impact on Green Road and nearby intersections, and no turn lanes or signals were warranted at the Green Road and Walmart drive intersection based on traffic volume. Mrs. Howell informed those in attendance that it also stated that due to past accident incidents, a safety study should be considered, but that it was outside the scope of this site development project.

Chairman Wisniewski asked if there were any further questions from the Board. The Board had no further questions. Mrs. Howell asked if there was anyone in the audience who wished to speak. No one came forward.

Mrs. Howell requested a motion to approve the Site Plan as submitted.

A motion was presented to approve the Site Plan as submitted by Mr. Witt, seconded by Mr. Hyrne.

Roll call: Mr. Rothlisberger: Yes Ms. Wisniewski: Yes
 Mr. Hyrne: Yes Mr. Diak: Yes Mr. Witt: Yes

Mr. Villines thanked the Board. Mr. Hanson gave the construction permit application and fee to Mrs. Howell, and asked about picking it up in the morning. Mrs. Howell stated that the permit should be ready in the morning.

A motion was presented to close the Public Hearing by Mr. Witt, seconded by Mr. Hyrne.

Roll call: All "Ayes."

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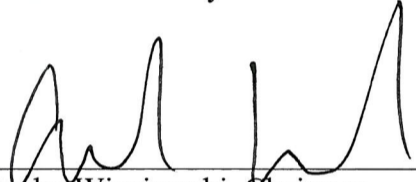
7:00 p.m.

Ms. Wisniowski asked if there was any old or new business. Mrs. Howell stated that the Classic Chrysler Jeep Site Plan Review is scheduled for August, and potentially Modwash's Site Plan Review on the alternate date in August, if everything is submitted by August 2, 2021 to the Zoning Office. Mr. Rothlisberger asked if the Site Development Plan Review, in two (2) weeks, is for the Classic Chrysler Jeep Rebuild/Renovation. Mrs. Howell confirmed that to be correct. She also informed the Board that Mr. Hanson is aware that a Conditional Use Permit is required for the Jeep Mountain Monument that's on the Site Plans. Mrs. Howell added that the Board will need to determine if there will be the need for a variance for an additional business sign, keeping in mind that there are two (2) existing business signs on the parcel already.

Mrs. Howell informed the Board that there will be more proposed text changes in the near future. She also informed the Board that there have recently been some issues with fencing and swimming pool setback requirements and corner lots. Mrs. Howell stated that she has reached out to Mr. Gary Pasqualone, Township Solicitor, asking for his legal opinion on the matters. Mr. Rothlisberger commented that the definition for frontage pertaining to individual lots is the amount of contiguous property between two (2) boundary lines.

There being no further business before the Board, a motion to adjourn the Meeting at 7:28p.m. was presented by Mr. Hyrne, seconded by Mr. Diak.

Roll call: All "Ayes."



Audra Wisniowski, Chairman



Randy Rothlisberger, Secretary

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