

# 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, August 23, 2021 20 7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 6:58p.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 August 9, 2021 Meeting.

A motion was presented by Mr. Hyrne to approve the minutes from the August 9, 2021 Meeting, seconded by Mr. Rothlisberger.

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

Chairman Wisniewski stated that the meeting this evening is for a Site Development Plan Review for ModWash Car Wash located at 6550 N. Ridge Rd.

Mrs. Howell informed those in attendance that Mr. Brian Smallwood from Woolpert, Inc. is proposing the ModWash Car Wash located at 6550 N. Ridge Rd., Permanent Parcel #01-B-107-0-00-037-0. She stated for the record that the property is zoned B-2, Regional Business, and a car wash is a permitted use in the B-2 Zoning District. She stated that the proposed plan is to demolish the existing building and construct a new tunnel car wash. She informed those in attendance that the Zoning office has reviewed the Site Drawings and found them to be in compliant with the requirements in Sections 126 and 127 of the Madison Township Zoning Resolution. Mrs. Howell stated for the record that the neighbor, owner, and applicant letters were mailed on August 3, 2021 and the Legal Ad was advertised in The News-Herald Legal Section on August 5, 2021. She added that Mr. Chuck Stewart, Real Estate Development Manager for Giant Eagle, had requested information for the proposed car wash and that she emailed Mr. Stewart the site information that Mr. Smallwood had provided in PDF and informed him of the Public Hearing this evening. Mrs. Howell stated for the record that Mr. Brian Smallwood was the only person in the audience this evening.

Mr. Brian Smallwood, Woolpert Inc., Civil Engineers for ModWash, 1203 Walnut St Cincinnati, OH, addressed the Board.

Mr. Smallwood confirmed the summary Mrs. Howell provided was accurate. He stated that they intend to demolish the existing structure and existing pavement on the parcel before constructing the proposed car wash, subject to the plans that were submitted to the Board. He said they have completed all reviews and received all required approvals from the various agencies in the County. He welcomed any questions the Board may have.

Mrs. Howell asked Mr. Smallwood what the size of the structure would be. Mr. Smallwood stated the proposed size of the structure would total 4,562 gross square feet. Mrs. Howell asked what the length of the structure would be. Mr. Smallwood answered that the length would total 124 feet. Mrs. Howell asked about the proposed staffing. Mr. Smallwood replied there would be at least two (2) full-time employees on site and as many as five (5) employees working at once. Mrs. Howell asked if there would be part-time employees. Mr. Smallwood confirmed they would occasionally have part-time employees. Mrs. Howell asked if Mr. Smallwood knew the hours of operation. Mr. Smallwood answered 8am to 8pm, open six (6) to seven (7) days per week, dependent on the municipality. Mr. Diak asked if they could operate without a full staff. Mr. Smallwood responded that they needed at least two (2) employees to operate the business. He continued, there is a front office that customers can enter to purchase a membership from an employee, but most often it is all done online and at the automatic pay stations on location. He stated that the main need of having at least two (2) employees on shift is to help with customer payment, in the main office or pay stations, and to operate the roller mechanism that ensures the cars get on the track that guides them through the tunnel. Mr. Rothlisberger asked if there was an easement that allows access from the parcel to the East. Mr. Smallwood stated there is an existing agreement in place between the



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**7:00 p.m.**

proposed car was parcel and Giant Eagle to allow customer access. Mr. Diak asked if they were a national chain with similar brand colors at each location. Mr. Smallwood stated that they are a relatively new chain with most locations on the East Coast. Mr. Smallwood added that they are starting to move west, opening locations in the Pittsburgh and NE Ohio areas. Mr. Witt asked if they had any legal or financial association with Giant Eagle. Mr. Smallwood stated they did not.

Mr. Rothlisberger asked how long it takes a car to go through the car wash. Mr. Smallwood replied that once a vehicle enters, it takes an average of 3 minutes to get through the tunnel cycle. Mr. Rothlisberger asked if the next car in line, can enter the tunnel before the previous car is finished. Mr. Smallwood responded that there can be as many as three (3) vehicles in the tunnel at one time. He also added that they see an average daily usage of about 100 cars. Mr. Rothlisberger stated that it looks like there is plenty of room for backed up vehicles waiting to enter. Mr. Smallwood stated they estimate somewhere between 25 to 30 cars could be stacked, although they don't anticipate that issue. Mr. Ungers asked if there will be any gate at the entrance/exit to the car wash. Mr. Smallwood stated that there will not be a gate. He said when the tunnel door is shut the business is closed and all other control mechanisms on the property are shut off. Mrs. Howell asked if the doors would also remain open in the winter months while the business is operating. Mr. Smallwood stated that they would and portions of the concrete will be heated to help prevent ice. Mr. Ungers further confirmed that vehicles could enter the property, outside the hours of operation, since there would not be a gate at the entrance. Mr. Smallwood confirmed that would be possible, but no one would be able to access anything within the property during that time. Mr. Hyrne asked if vehicles leaving the car wash would be dry once returning to the street. Mr. Smallwood responded that vehicles may be a little bit wet when exiting, but for the most part the drying mechanism at the end of the tunnel removes most of the water from the surface of the vehicles. He added the dumpster is fully enclosed and is similar in detail to the rest of the structure. Mrs. Howell asked if there was a construction timeline. Mr. Smallwood stated that he believed ModWash plans to break ground this fall and hopes to complete construction and open by Spring of 2022.

With no further questions from the Board, Chairman Wisniowski requested a motion to approve the Site Plan as submitted.

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

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


A motion to close the Public Hearing for the Site Development Plan Review for ModWash Car Wash at 7:14 p.m. was presented by Mr. Rothlisberger, seconded by Mr. Diak.

Roll call: All "Ayes."

Chairman Wisniowski asked if there was any old or new business to discuss. Ms. Wisniowski then asked when the adult day care would open. Mrs. Howell stated there has been activity there and she will make a note to call Heather and inquire.

There being no further business before the Board, a motion to adjourn the Meeting at 7:17p.m. was presented by Mr. Hyrne, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."

  
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Audra Wisniowski, Chairman

  
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Randy Rothlisberger, Secretary