

MINUTES OF PUBLIC HEARING

May 17, 2021

Temp. Ord. B-15

An ordinance approving a regulatory text amendment to Table 1131- 1 Zoning Districts and Uses to allow Vehicle Wash/Detailing as a conditional use in MU-3 Sub-Urban Center and MU-5 Urban Center Districts, and declaring an emergency.

On the 17th of May, via Zoom, at 6:30 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. B-15 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearings were published twice in the Falls News Press, a newspaper of general circulation in the City of Cuyahoga Falls, at least fourteen days prior to the date of these hearings, to-wit: April 18, 2021. A true and accurate copy of the published Notices are attached to these Minutes.

Mr. Adam Paul, Senior Planner, presented Temporary Ordinance B-15 to Council. Mr. Brian Krusz, Director of Growth & Development, Managing Partner at Sgt. Clean's Car Wash, stated that he had reached out to several Council members about putting a car wash on the corner of Front Street and Hudson Drive. They have done research and market studies, as well as an analysis of being over 400 or 500 feet away from any residents from their location at the corner of Front Street and Hudson Drive. They will also enter traffic studies as they continue the planning process. At this particular point, they would appreciate an opportunity to be a part of Cuyahoga Falls. Passage of this legislation does not short circuit the regular process that needs to be done by the Planning Commission and Planning Department. They would still need to go through site plan approval, including the conditional use process and meeting all the requirements therein. All this does is allow this process to work its way through an approval process and set the use at the specific location we are looking at.

Mr. Thomas Sullivan, 447 Tallmadge Road, Cuyahoga Falls, submitted an e-mail in opposition of Temporary Ordinance B-15 that was read into the record and attached to these minutes.

Mr. Greg Seifert, 3390 Verner Road, Stow, spoke in support of Temporary Ordinance B-15.

No further comments, either for or against the legislation, were offered by anyone in attendance.

Certification

The undersigned, Dana M. Capriulo, Clerk of Cuyahoga Falls City Council, hereby certifies that the foregoing is a true and correct copy of the minutes of the public hearing held by the Council of the City of Cuyahoga Falls, Ohio, at 6:30 p.m. on Monday, May 17, 2021, via Zoom.

MINUTES OF PUBLIC HEARING

May 17, 2021 – Page 2

Dated: September 13, 2021

Dana M. Capriulo, Clerk
Cuyahoga Falls, Ohio City Council

temp B:15

From : Thomas sullivan
<goomfletch@gmail.com>

Mon, May 03, 2021 07:22 PM

Subject : temp B:15

To : clerkofcouncil@cityofcf.com,
spinner@cityofcf.com

Cc : mbrillhart@sbcglobal.net

To Cuyahoga Falls City council

Rd: Temp ord B-15

Concerning the request to allow car washes in MU-3 and MU-5 zoning districts I feel you would be doing an injustice to those living in the residential neighborhoods abutting the areas in question. Using the Tolemi app from the cities website and filter the zoning to MU and look at the number of parcels that could be affected . As you all learned with the Portage trail extension disaster last winter there are many who do not want this use in their back yards.

I want to remind those on council who know, and enlighten those who do not, but I not only attended my own ward charrette but also the charrettes of the adjoining wards of my neighborhoods, I also served on the steering committee that eventually authored the code that you currently working to, Along with serving on the Board of Zoning Appeals for 16 years. Based on my actual experience I feel that anyone can say with confidence that what we thought of when someone said car wash back then is nothing at all like the car washes being built today . I find it unreasonable to even consider putting one of these monstrosities on any property that abuts a residential use . You have a bigger obligation to residents of this city than you do to some corporate entity.

With that said I urge council to put yourselves in the place of those who wrote this document and ask yourself does this make sense , consider how the neighbors who attended those charettes would feel if the questions was asked today , and vote this down. Remember you are the last elected over sight before something

becomes law.

Tom Sullivan
447 Tallmadge rd

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Copley Ohio Newspapers, Inc.
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Record-Courier | Times-Gazette | The Daily Jeff

PO Box 630599 Cincinnati, OH 45263-0599

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STATE OF OHIO, COUNTY OF SUMMIT

The Cuyahoga Falls News Press, a newspaper printed and published in the city of Cuyahoga Falls, and of general circulation in the County of Summit, State of Ohio, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

04/18/2021

and that the fees charged are legal.

Sworn to and subscribed before on 04/18/2021

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VICKY FELTY
Notary Public
State of Wisconsin

LEGAL NOTICE

Notice is hereby given that there will be a Public Hearing via Zoom on Monday, May 17, 2021 at 6:30 PM relative to the ordinance bearing temporary number B15. Residents can watch the meeting on YouTube via the City of Cuyahoga Falls City Hall channel and comment by sending an email to publiccomment@cityofcf.com.

AN ORDINANCE
APPROVING A
REGULATORY TEXT
AMENDMENT TO TABLE
1131-1 ZONING
DISTRICTS AND USES TO
ALLOW VEHICLE
WASH/DETAILING AS A
CONDITIONAL USE IN
MU-3
SUB-URBAN CENTER
AND MU-5 URBAN
CENTER
DISTRICTS, AND
DECLARING AN
EMERGENCY.

By Order of the Clerk of
Council
Dana Capriulo
11- 4/18/21 (5757044)

RECEIVED

APR 23 2021

CITY OF CUYAHOGA FALLS
CITY HALL