

**Cuyahoga Falls City Council  
Minutes of the Planning & Zoning Committee**

**October 18, 2021**

**Members:** Susan Spinner, Chair  
Jerry James  
Adam Miller

Mrs. Spinner called the meeting to order at 6:30 p.m. All members were present.

The minutes of the October 4, 2021, Planning & Zoning Committee were approved as written.

**Legislation Discussed:**

Temp. Ord. B-88

**Discussion:**

**Temp. Ord. B-88**

An ordinance accepting the Planning Commission's recommendation for the approval of a conditional zoning certificate and major site plan for the construction of a 4,060 sq. ft. car wash facility for United Car Wash at 2720 Second Street, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-88 to Council. United Car Wash is proposing to redevelop the site of a vacant former car wash facility into a new car wash operation. It is located at 2720 Second Street, between Hudson Drive and Bailey Road, the site of the former Supersonic car wash facility. The majority of the former Supersonic car wash facility will be demolished, and a new facility will be constructed. It will be 4,060 sq. ft. in area. The facility is a double-lane, automatic, tunnel style car wash with 2 pay stations. The site design includes 5 vacuum stations, 5 parking spaces and a masonry dumpster enclosure.

At the October 5, 2021, Planning Commission meeting, the Commission members voted to recommend approval of CZ-21-00038 at 2720 Second Street, subject to the following findings and conditions contained in the file: United Car Wash meets the standards of review criteria for recommendation of approval of a Vehicle Wash and Detail use in a MU-5 Urban Center district subject to the following stipulations:

1. Sixty (60) percent of the front façade shall be brick, cement fiber siding, stone or pre-cast stone or stucco material according to Chapter 1143 (Table 1143.-6). The ½ high textured split face block presented is an acceptable substitute.
2. Landscaping must meet Chapter 1145 Landscape Design.
3. Exterior lighting must meet Section 1143.08.

**Planning & Zoning Committee**  
**October 18, 2021 – Page 2**

4. All building and site design changes or requirements must be submitted in the zoning certificate application.

Mr. Ron Carlson was present on behalf of United Car Wash.

Mrs. Spinner stated that it will be nice to see that building updated and refreshed. Thank you for bringing the project to Cuyahoga Falls.

Mr. Iula stated that there are plans to put another car wash about two blocks away at the building own by McCready's. Mr. Carlson stated that there is always competition in business. They embrace it and do their best.

Mr. Iula asked how far along Planning and Zoning are on the other car wash. Mr. Kurtz stated that it is scheduled to be before the Planning Commission tomorrow, so it should be before Council in a couple of weeks.

Mr. James moved to bring out Temp. Ordinance B-88 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:35 p.m.