

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

December 6, 2021

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:31 p.m. All members were present.

Legislation Discussed:

Temp. Ord. B-102 (Sub. Dated 12/6/2021)

Temp. Ord. B-105

Discussion:

Temp. Ord. B-102 (Sub. Dated 12/6/2021)

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 5,550 sq. ft. car wash facility for Sgt. Clean Car Wash, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-102 to Council. Sgt. Clean Car Wash is proposing to redevelop the former McCready's Auto Repair site into a new car wash operation. The site is located at 2726 Hudson Drive and is bounded by Second Street, Hudson Drive and Front Street. The existing site is 1.5 acres in area and includes two structures, a 7,000 sq. ft. garage and a 1,500 sq. ft. retail/office building. There are parking areas on the north and south sides of the building, and the site is nearly 100% impervious. The project will involve the demolition of the existing structures and construction of a 5,550 sq. ft. tunnel style wash facility. The exterior building material will be brick and feature two vertical tower elements. The facility will include a 3-lane queuing area leading to 3 pay stations that will narrow to a single lane automatic, tunnel style car wash. The proposed development will also provide 14 vacuum stations.

At the November 2, 2021, Planning Commission meeting, the Commission members voted to recommend approval of the Conditional Zoning Certificate of Project CZ-21-00040 subject to the following stipulations:

1. Structure to be in compliance with Chapter 1143 Mixed Use Center Design
2. Landscaping must meet Chapter 1145 Landscape Design.
3. Exterior lighting must meet Section 1143.08.
4. All building and site design changes or requirements must be submitted in the zoning certificate application.
5. Any movement of CFES equipment to be done at customer/developer expense.

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Mr. James moved to bring out Temp. Ord. B-102 (Sub. Dated 12/6/2021) with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

Temp. Ord. B-105

An ordinance authorizing the Mayor to enter into a License Agreement with E&J Inc, for the purpose of constructing and maintaining a sign in the City Right of Way located at 1561 Akron-Peninsula Road, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-105 to Council. The Mayor will be authorized to enter into a license agreement with E&J Inc., for the purpose of constructing and maintaining a sign in the City Right of Way located at 1561 Akron-Peninsula Road, Akron, OH 44313. The license agreement shall contain such terms and conditions as are necessary in the opinion of the Director of Law to protect the public interest.

Mr. Kurtz stated that this ordinance would allow Papa Joe's Restaurant to replace the current sign at this location with a new one.

Mr. Miller moved to bring out Temp. Ord. B-103 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 6:47 p.m.