

# Westfield Township Board of Zoning Appeals

---

Public Hearing  
Blue Beacon Truck Wash Amended Site Plan and Conditional Use  
September 7, 2016

Daugherty called the Public Hearing to order at 6:30 PM. Roll call: Simmerer- aye, Thur- aye, Daugherty- aye, Fleming- aye, McGlaushan- aye.

David Johnson, 500 Graves Road Silena Kansas was sworn in and is representing TA.

Johnson explained that the application was for an addition to the existing building and a queuing lane will extend the present drive to allow the trucks to wait in line off of the road.

Also attending is Jason Bummer the projects' Civil Engineer and Jeff Curtsy the General Manager of the truck wash for the past 30 years. A Green Lantern Car Wash packet was provided to the BZA board members and showcased the single bay truck wash. The goal of the project is to add 20' to the present building (currently 90') so the employees can move around the truck without having to go out in the elements. Additional parking spaces for the employees (both shifts) and pavement for the queuing lane are also included on the amended site plan.

The additions will include:

1. More space for truck washing
2. Fan for ventilation
3. Larger separation basin for oil, grit and soapy water (5,000 gallon tank will increase to 6,500 gallon)
4. Parking is currently 9 spaces for employees and an additional 13 spaces will be added.
5. Extend drive for truck stacking (up to 10 trucks to line-up)
6. Dumpster will be at the back of the parking lot instead of the front. Simmerer asked about screening the dumpster with a 6' high fence.

Jeff Kersey, 8238 Guilford Road, Seville Ohio addressed the outdoor storage which will be used seasonally to store ice melt product. He stated that all other products will be kept inside the building.

Simmerer asked about the parking location for the employees and the addition of landscaping. Johnson stated on page C 1.0 shows a tree in the area for landscaping and the parking will be front left of building.

ZI Sims testified that there were no calls or appointments to review the documents. This property is a non-conforming use since it existed prior to the zoning changes of 1985 and the lot frontage is 118' not the 300' in present zoning and also the property is 248' set back not the 300' present zoning. The highway also was extended so this change made the property more non-conforming.

ZI Sims also stated that Section 606 8.D was revised in 2009 and Lewis Land Professionals have made all necessary changes that were requested during the informal review by ZI Sims and Simmerer.

# Westfield Township Board of Zoning Appeals

---

Daugherty asked about the parking spaces – Article 5, 502 B 1, 2, 3; parking adequate for employees and every 10 spaces zoning requires a tree (505 D)

Johnson of Lewis Land Professionals stated that the 24 parking spaces are in the front of building and there are 15 new spaces with a gap for a handicapped spot.

Johnson also stated that any additional trees in the parking lot would be a disruption and there is a concern with visibility and the scraping of trucks. Daugherty asked about the retention pond by the dumpster and the planting of trees in that area. Additional trees were discussed and agreed upon.

The Board reviewed the standards for conditional uses as per 605:

1. The use is harmonious with the existing neighborhood; all agreed it was.
2. The use is harmonious in appearance and character to the existing uses; all agreed it was.
3. The use will not be hazardous or a disturbance; all agreed it would be an improvement to have the 10 trucks in a queuing lane to the present situation.
4. The use will not be detrimental to the properties in the immediate vicinity; all agreed it would not be detrimental.
5. The use is served by essential public facilities and services such as highway, streets and public fire protection with emergency parking for EMS; all agreed it could be serviced by EMS.
6. The existing facility and proposed improvement in comprehensive plan; all members agreed it would be according to the comp plan.
7. The use would not create additional traffic to the surrounding roads; and all agreed it would not.

Section 606 Specific and Supplemental Conditions were reviewed:

1. N/A
2. Structures and activities will be beyond the 100' restriction and the area is not expanding in the back of the property.
- 3 Loud Speakers- N/A
4. Points of Entrances for thoroughfare will not change the ingress or egress.
6. No lights to be detrimental to adjacent properties or roads. 1 light will go in the driveway and 1 light will be by the vacuum and the light will point downwards.
9. N/A
10. N/A
11. Site location is the existing site
12. N/A

## Westfield Township Board of Zoning Appeals

---

13. Orderly and bonded
14. N/A
15. Ingress and Egress is existing
16. N/A
17. Storage is to the needs of the business and will be kept in the building
18. N/A
19. N/A
20. N/A
- 21a.) N/A
  - b.) ice melt will be in storage
  - c.) lighting is for pedestrians
  - d.) Ingress and egress not changing
  - e.) parking for employees (11-12 employees work a 12 hour shift so there will be 23 parking spaces for shift changes). The 50' parking setbacks is non-conforming.

***Simmerer makes a motion to approve the revised site plan as submitted and amend the plans dated 8-17-16 including the addition of 2 trees and that outdoor storage is not allowed or to be totally screened from view as per Section 306. E5; seconded by McGlashan. Roll call: Simmerer- aye, Thur- aye, Daugherty- aye, Fleming- aye, McGlashan- aye. The amended site plan is approved by the Board.***

***Simmerer makes a motion to grant Blue Beacon International Inc. at 8859 Lake Road, Seville Road to allow expansion of an existing building and a conditional use per our Zoning Code Section 605 and 606; and to allow the expansion of existing parking by lengthening the queuing lane for trucks and accepting the attached exhibits A- application, B- maps and C-Blue Beacon packet with the following conditions; outdoor storage is not allowed; Subsection 306 B.2. D; Subsections 3, 4, 6, 8, 10, 14, 15, 16, 17, and 21. The Board acknowledges the changes will be in compliance or currently non-conforming and will continue to be non-conforming; seconded by Fleming. Roll call: Simmerer- aye, Thur- aye, Daugherty- aye, Fleming- aye, McGlaushan- aye. The Conditional Use is granted.***

***Simmerer makes a motion to conclude the Public Hearing; seconded by Thur at 9:00 PM. All said aye.***

***Respectfully submitted:***

***Cheryl Porter, Zoning Secretary***

# Westfield Township Board of Zoning Appeals

---

*Date approved: September 29, 2016*

---

*Kevin Daugherty, BZA Chair*

---

*Simmerer, BZA Member*

---

*Andrew Thur, BZA Member*

---

*Pat Flemming, BZA Member*

---

*Greg McGlashan, BZA Member*