

Westfield Township Board of Zoning Appeals

Public Hearing
Truck Stops of America Car Wash
Site Plan and Conditional Use
September 29, 2016

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

HPT TA Properties Trust- 8834 Lake Road, Seville, Ohio 44273; Site Plan Review and Conditional Use Application represented by Rick Schmidt- 6081 Paisley Drive, North Olmsted Ohio.

Schmidt's application was for an installation of a Modular Car Wash measuring 900 Square feet serving as a single bay car wash system. The modular will be placed on existing paved area and there will be no new storm water drainage since there presently is one on the site.

No additional signage except for a lit menu board with a light pole. The BZA Board discussed this menu board would be considered a sign.

Car wash will be by Burger King and there will be stone stack (same as the gas station).

Landscaping Plans were provided by Schmidt and also the flow of traffic was discussed at this time.

Length of building is 42' by 11' 7" and the sign is 12' by 3'

Sign rendering: 34 square feet for sign and 10 square feet for menu board.

Landscaping will serve as a buffer to the tanks and parking spaces will be illuminated.

ZI Sims discussed that no one has inquired about the application at this time and there are no persons in the audience.

Site Plan is not unusual for the area and appropriate conditional use and there is no for-seen cause for health or safety concerns which are in the spirit of the original site plan.

Site Plan Review-

#1- Harmonious with the existing land use- All said yes.

#2- Character of the neighborhood is kept- All said yes.

#3- Not hazardous or cause a disturbance- All said it will not cause a disturbance.

#4- Not detrimental to the community as a whole- All said it was not detrimental.

#5- Can be served by the public facilities- All said it could be served.

#6- Incompliance with State, County and Township Comprehensive Plan- All said it was.

#7- Will not create or interfere with traffic on the street- And it will not.

Section 606 B.2.d: Specific and Supplemental Conditions were reviewed: 3, 4, 6, 8, 10, 14, 16, 17, 21, and 22.

#3- N/A no loudspeakers

#4- Entrances are 200' from a major thoroughfare- N/A

#6- Lighting- 2 new pole lights facing down

#8- N/A

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#10- N/A

#14 N/A

#15- N/A

#16- N/A

#17- N/A

#21- a.) N/A

b.) N/A

c.) lights facing down

d.) N/A

e.) N/A

Granted- All said Aye.

Conditions: 1.) Wall sign on building less than 60 square feet

2.) Free standing menu sign less than 32 square feet

Simmerer makes a motion to grant approval of the Amended Site Plan to HPT TA Properties Trust for the Installation of a new 902 square foot single bay car wash with drive lanes according to Zoning Section 306:B.2D Site Plan at 8834 Lake Road, Seville, Ohio with 2 Conditions 1. Wall sign on building less than 60 square feet and 2. Free standing menu sign less than 32 square feet. This motion will include the following exhibits: A- Application; B- Site Plan; C- Rendering; D- Amended Map; and E- Map with landscape design; seconded by Moore.

Roll call: Simmerer- aye, Fleming- aye, Daugherty- aye, Miller- aye, McGlaushan- aye. The motion passes.

Fleming makes a motion to accept the HPT TA Properties Trust with the amended Site Plan Review with the addition of the car was as per amended "Exhibit D" ;seconded by McGlaushan.

Roll call: Simmerer- aye, Fleming- aye, Daugherty- aye, Miller- aye, McGlaushan- aye. The motion passes.

Simmerer makes a motion to close the Public Hearing; seconded by Moore. All said aye.

Daugherty calls the regular BZA general meeting to order at 7:34 PM. Roll call: Simmerer- aye, Fleming- aye, Daugherty- aye, Moore- aye, McGlaushan.

Meeting Minutes

Simmerer makes a motion to accept the September 14, 2016 Blue Beacon Public Hearing meeting minutes as revised/ seconded by Fleming. Moore- abstained. The rest of the Board said aye.

Simmerer makes a motion to accept the September 14, 2016 TA BIO Diesel Blending System cabinet meeting minute as amended; seconded by Fleming. Daugherty abstained. The rest of the Board said aye.

General Business:

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Member Training with Prosecutor's Office- tentative date: Tuesday, October 11, 2016 at 6:30 PM.

Simmerer makes a motion to adjourn at 8:11 PM; seconded by Fleming. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date Approved: January 11, 2017

Chairman Kevin Daugherty

Vice chairman Wayne Moore

Keith Simmerer, BZA Member

Pat Fleming, BZA Member

Greg Mc Glaushan, BZA Member

Jarred Gable, BZA Alternate Member