
**EXCERPT FROM PLANNING COMMISSION MEETING
NOVEMBER 29, 2007**

C. Application of Waterway Gas & Wash Company, 727 Goddard Ave., Chesterfield, MO, to demolish retail strip building located at 2216 Warrensville Center Road and construct a full service car wash, gasoline and convenience store facility with administrative office and training center/conference room on a second floor.

Present for Waterway Gas & Wash Company were Mr. Henry Dubinsky, chairman and CEO, and Mr. Michael P. Goldman, vice president, site development and general counsel. Mr. Michael Goldman presented the history of Waterway Gas & Wash Company, which has been in business since 1970. He noted that it is one of the largest full service car wash companies in the nation. The Cleveland area will be the fourth market for the company. Mr. Henry Dubinsky stated that Waterway stands apart from other companies because of the quality of its sites, its service, and its personnel. He also noted that they have high style buildings and landscaping. It was noted that the Cleveland market was selected because of the amount of road salt used here, the competition and the location (near Whole Foods). Mr. Dubinsky stated that they anticipate opening the facility next year.

Mr. Goldman stated that their desire is to continue the trend of recent development along Warrensville Center Rd. by bringing forth their proposal to demolish the outdated retail strip building located on Warrensville Center Road between Lansdale and Bushnell Road. After which, they propose to construct an architecturally pleasing two-story building which will be approximately 7,500 sq. ft. in size. The building materials will be metal and brick with a stone base. There will be a ground mounted monument sign, which was not indicated on the plans.

Mr. Goldman noted that this will not be the only Waterway Gas & Wash facility in northeast Ohio, but hopes it will be their first. He noted that the proposed second floor of the building would house the management office and a training room, which would be a positive for University Heights as it would generate several thousands of dollars in salary from the management staff and bring payroll taxes into the City. He added that training hours will be in the evening and generally once every other week. The training will be for the car wash line employees and consist of safety and human resource training.

In referring to his memorandum of November 27, 2007, Building Commissioner William Nadeau reported that the only variance required would be a 10' variance on the rear setback. He noted that Fire Chief John Pitchler stated that a 10' fire lane is sufficient; therefore, the second variance mentioned in his memo will not be required. Mr. Nadeau recommended that a traffic study be submitted to justify the proposed entrances and exits to the site as well as addressing the issue of car queuing. He pointed out that the City does not want stacking on the side streets. Mr. Nadeau inquired as to where the employees would park. Mr. Goldman stated that they have intentions of contacting University Square regarding parking in the garage. Mr. Nadeau stated that the garage is a public parking facility and can be used for parking; he would just need verification as to where the cars would be parked. Mr. Nadeau stated that he would like the opportunity to review the sidewalks around the site because they may need to be repaired or replaced. Mr. Goldman stated that they reviewed the sidewalks and they do need to be replaced, which Waterway would be responsible to complete. Mr. Nadeau noted that further consideration will be given to the exact location and configuration of the proposed 6 ft. high masonry wall separating the residential district from the project. It was his hope that the wall of the building could act as the separating wall with the 6ft. high masonry wall extending to the north and south of the building. He noted that the immediate neighbors abutting the site will be asked to be part of this decision making process. Mr. Nadeau stated that the landscape plan has been provided and all indications of "CONCRETE BLOCK" has been replaced with "FACE BRICK." Mr. Nadeau stated that architecturally the proposed building is better a looking facility than the existing building.

Mr. Goldman addressed the issue of queuing of cars. He noted that customer will start the process under the fuel canopy by requesting the type of wash, then they will proceed to the car wash tunnel, which would hold a line of approximately twelve (12) cars. He added that the conveyor is capable of washing 120-150 cars in an hour. Mr. Dubinsky also noted that they have proposed fifteen (15) spaces outside of the car wash building for vacuuming and drying the cars so there will not be a bottleneck at the end of the building. He added that very rarely will there be more than three (3) cars lined up at the entrance.

Mr. Nadeau inquired if the fuel supplier has been chosen. Mr. Goldman replied that the fuel supplier has not been selected to-date.

Mr. Fisher noted that multiple uses are proposed for the site: gasoline service station, which is a permitted use in the district; car wash; and retail sales. He would like to make sure the city is complying with all of its regulations and inquired into the hours of operation. Mr. Goldman noted that typical hours of operations will be 7:00 a.m. to 10:00 p.m., but they will work with the City on hours of operation. Mr. Fisher noted that since the site abuts a residential neighborhood, times when the tanker trucks will be accessing the site should be regulated. Mr. Goldman stated they can make an agreement with the shipping company regarding the time of day in which deliveries are made and also address this issue in the traffic study. Mr. Fisher noted that Warrensville Center Road is a busy street and expressed concern about the amount of traffic that the car wash could generate as it relates to the queuing of cars.

Mr. Goldman inquired if the City has current traffic counts that could be used for the traffic study since holiday season counts would not be representative of typical traffic counts. City Engineer Joseph Ciuni noted that he has traffic counts which could be utilized.

Chief of Police Gary Stehlik reported that the existing traffic signal on Warrensville Center Road is only configured for three outlets; therefore, if Waterway opens the curb on Warrensville Center Road then additional mast arm lights must be purchased, erected and tied into the current system. Chief Stehlik was against any queuing on Warrensville Center Road. Mr. Goldman noted that Waterway does not have any sites in which queuing goes onto public roads because of the safety factor.

Mr. Fisher inquired into the number of personnel anticipated at the facility. Mr. Goldman noted that there will be two (2) management positions (territory manager and a market operations manager) and once two sites are operational, a full-time maintenance person will be based out of the University Heights office. Mr. Fisher also inquired if this will be the only Waterway facility with administrative offices. Mr. Goldman responded yes.

With regard to retail sales, Mr. Goldman noted that they intend to sell car care items such as oil, washer fluid, etc., greeting cards, water, candy, and snacks in general. He noted that they do not stack retail items outside for sale. Mr. Goldman stated that they do not sale beer or wine and do not intend to apply for a liquor license.

Mr. Nadeau inquired into the need for traps. Mr. Goldman responded that they use sand/oil separators. Mr. Fisher inquired if the water will be re-circulated. Mr. Goldman replied that the water runs off the cars and falls into a pit in the tunnel. The particulate solids are cleaned out, stored for removal by an independent company, and the water goes into the sanitary sewer.

In regard to his letter of November 26, 2007, City Engineer Joseph Ciuni recommended that Waterway submit the following: 1) geometric, grading, utility and storm water management plans for a detailed review of the plans; 2) traffic impact study; 3) site plan of existing conditions, which must include the locations of adjacent driveways on Lansdale and Bushnell Roads in order to determine possible impacts of the new facility on existing residents and businesses. Mr. Ciuni noted that the curb cut on Lansdale is near the car wash entrance, and inquired how staking will be controlled on Lansdale coming into the site. He also requested that the traffic study address queuing in detail. Mr. Ciuni stated that the City will not allow stacking on Lansdale or Bushnell Roads. Mr. Dubinsky stated that they can eliminate the curb cut on Lansdale Road.

Service Superintendent Christopher Vild requested detailed information on how the waste water will be treated and storm water managed at the facility. He also requested that they take the noise factor into consideration in planning where the rubbish containers are located so that it does not cause a disturbance to the neighborhood.

Mr. Fisher noted that plans for petroleum use should also be submitted. Mr. Nadeau stated that final detailed drawings must be submitted upon approval. Mr. Nadeau stated that variances may be needed for hours of operation and parking. Mr. Goldman stated that the site has sufficient parking, but that could be discussed further.

Mayor Rothschild and Mr. Nadeau recommended that the application be tabled until Waterway submits the traffic study, and other pertinent information as discussed. Mr. Goldman requested that the application be tabled to allow time for additional documentation to be presented.

MOTION BY MRS. ZUCKER, SECONDED BY MAYOR ROTHSCHILD to table the application of Waterway Gas & Wash Company until additional documentation is submitted. On roll call, all voted "aye."