

A RESOLUTION GRANTING SITE PLAN AND VARIANCE APPROVAL TO RON CARLSON OF UNITED CAR WASH, PROPERTY AND BUSINESS OWNER, TO PERMIT THE CONSTRUCTION OF A NEW CAR WASH FACILITY AT THE EXISTING CAR WASH SITE LOCATED AT 1021 GRAHAM ROAD, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on March 8, 2016, the Planning Commission did recommend to this Council the granting of site plan and variance approval as hereinafter set forth;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO:

SECTION 1. That Ron Carlson of United Car Wash, property and business owner, is hereby granted site plan and variance approval to permit the construction of a new car wash facility at the existing car wash site located at 1021 Graham Road. The property is zoned C-5 Highway Services and car washes are permitted by right subject to site plan approval.

The applicant is proposing to demolish the existing 8-bay self-service car wash structure and construct an automatic car wash facility. The existing mechanical room will remain and the new structure will be built around it. The proposed new structure will be 4,110 square feet in area and will include two wash bays and two dry bays. The exterior of the structure will be constructed in split-faced block and a standing seam metal roof is proposed. The existing mechanical room is brick.

The site can currently be accessed from a one-way driveway from Graham Road and from a two-way interior access drive north of the property. These proposed access points will remain. At the proposed new facility traffic will enter the building from the north and exit to the south. The applicant is also proposing eight parking spaces with vacuum stations.

This proposal shall be in accordance with the provisions contained under Sections 1145.01 through 1145.14, C.O.S.

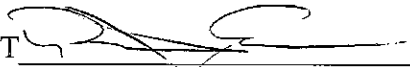
- (A) This approval grants a variance from C.O.S. Section 1145.06 to locate the building 11 feet from the west property line (20 feet minimum required).
- (B) Further, such proposal shall be contingent upon the applicant complying with the following terms and conditions:
 - 1. The applicant shall either execute the Assent and Acceptance By Applicant attached hereto or, in lieu thereof, and pursuant to 965.01, C.O.S., the applicant shall post a cash or surety bond in the amount of \$900.00 to the City of Stow to guarantee the applicant's faithful performance of all conditions and stipulations contained herein. Said bond shall be in a form approved by the Law Director.
 - 2. To the Building and Engineering Departments' approval of construction plans.
 - 3. To the City Arborist's approval of the landscape plans.
 - 4. To compliance with the Site Plan and building elevations as approved by the Planning Commission on March 8, 2016, which are incorporated herein by reference and made a part hereof as if fully reappearing herein.
 - 5. This approval is non-assignable and may not be transferred without the consent of Council.

6. This approval shall expire within one (1) year of the date of this enactment unless prior thereto a building permit has been issued and actual construction undertaken.
7. The authorization granted by this legislation shall become null and void if it is not signed or if the bond is not posted within 30 days from the effective date of this legislation.

SECTION 2. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and committees and subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.


SECTION 3. That this Resolution was adopted pursuant to Section 4.11, Charter, and is hereby declared to be an emergency measure necessary for the immediate preservation of the public health and safety for the reason that applicant wishes to begin construction as soon as possible, and, pursuant to Section 4.13, Charter, shall take effect upon its adoption by Council and approval by the Mayor, otherwise at the earliest period allowed by law.

ADOPTED BY COUNCIL 3/10/16

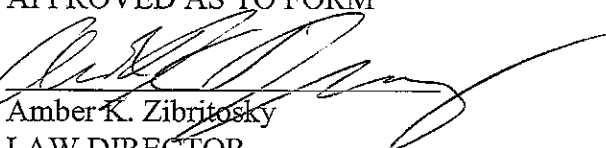
ATTEST 
 Bonnie J. Emahiser
 CLERK OF COUNCIL


 Mike Rasor
 PRESIDENT OF COUNCIL

FILED WITH MAYOR 3/11/16

APPROVED

 Sara Drew
 MAYOR

FILED WITH CLERK 3/11/16

APPROVED AS TO FORM

 Amber K. Zibritosky
 LAW DIRECTOR

EFFECTIVE DATE 3/11/16

ASSENT AND ACCEPTANCE BY APPLICANT

I, Ron Carlson of United Car Wash, property and business owner, have read the foregoing enactment by Stow City Council and do hereby assent and accept all terms and conditions contained herein as being the basis upon which approval was granted and upon which the authorized activity is expressly conditioned.

UNITED CAR WASH

 Date

 Ron Carlson

I, Bonnie J. Emahiser, Clerk of Council, do hereby certify that copies of the forgoing were posted in accordance with Section 4.13 C.O.S.

