

WHITEHALL PLANNING COMMISSION MINUTES APRIL 7, 2016

The Whitehall Planning Commission meeting of April 7, 2016 was called to order by Chairman Terry Anderson 6:30 PM.

Chairman Anderson asked for a roll call.

Terry Anderson—Present

Mike Brown—Present

Denny Roberge—Present

Paul Jordan—Present

Barb Blake—Present

James Lee—Present

Service Director Zach Woodruff—Present

Also in attendance was Community Affairs Coordinator Gail Martineau

Chairman Anderson asked for a motion to approve minutes from March 3, 2016.

Mrs. Blake motioned to approve and Mr. Roberge seconded. Voting went as follows: Anderson-Yes; Blake-Yes; Brown-Yes; Lee-Yes; Woodruff-Yes; Jordan-Yes & Roberge-Yes.

The **March** minutes were approved.

Chairman Anderson announced **Case#705**- HGI-Midwest II LLC is seeking a Lot Split on property located at 101-181 N Hamilton Rd and owned by HGI-Midwest.

Charlie Fraas & Brent Meyers, both with Casto, were representing HGI-Midwest II LLC.

Mr. Fraas said they will need two lot splits but they are both tied together. There are three parcels that currently make up the property owned by Office City. There is a little section of property on the eastern side that is .0845 acre that is owned by HGI-Midwest II LLC. That particular piece of property runs from Poth Rd to Broad St. A deal was

made when HGI purchased that property that they would lot split it after one year and add it to the Shopping center.

The purpose of the lot splits is to give Alliance Data their own parcel in case they would ever want to purchase the property. By doing this they needed the shopping center parcel to have some frontage on Broad St. so they will add the .0845 piece to the 3.459 acre parcel. After the lot splits they will combine the two parcels.

There were no questions.

Chairman Anderson asked for a motion to approve Case# 705. Mr. Lee motioned and Mr. Roberge seconded. Voting was unanimous. **Case# 705 was APPROVED.**

Next up was **Case#706.** Office City Inc. is seeking a several small Lot Splits on property located at 4590 E Broad St and owned by Office City Inc. Charlie Fraas was representing Office City.

Mr. Fraas explained case 706 when he was discussing case 705 so Chairperson Anderson asked for a motion to approve 706.

It was moved by Mr. Woodruff and seconded by Mr. Roberge. Voting went as follows: Woodruff-Yes, Jordan-Yes, Roberge-Yes, Blake-Yes, Lee-Yes, Anderson-Yes & Brown-Yes.

Case#706 was APPROVED

Case# 707 Buckeye Express Wash LLC & Representative Donald Plank are seeking a Lot Split on property located at 3897 E Broad and owned by Sagi Realty LTD.

Mr. Plank and Roger Beck were speaking on behalf of Buckeye Express Car Wash LLC.

Mr. Plank explained they are seeking a Lot Split from the Safe Auto property that used to be their headquarters located on E Broad St. They want to buy a portion of the property for their Car Wash and the property needs to be split off in order to accomplish that purchase.

Both parcels will have access to a "shared driveway and the existing cub cut on E Broad St.

Mr. Plank went on to talk about Case# 708, the request for the Special Permit for a Car Wash.

He spoke of the Staff report and its 4 recommendations. He said they are willing to comply on 3 of those conditions but would like a compromise on the roof color.

Mr. Plank said the Red roof is the Car Wash's national color. There is only one that doesn't have the red roof and that is located in the Polaris shopping center and they were required to be the same color roof as the shopping center.

Chairman Anderson wanted to talk about the car stacking for the car wash. He said they would revisit the roof color later.

He said there is plenty of room for the cars to be stacked while waiting to get their car washed and he noted there would not be any stacking on any public right of way.

Mr. Plank explained the entrance into the car wash off of E Broad St would be a cross easement with the Safe Auto property. Once on the site you go to the back of the property and around to get your car wash, from there you can leave the site or go on around to get your fee car vacuum. There would always be at least two attendants on duty to help with the stacking process.

The hours of operation will be 8:00 am to 8:00 pm Monday-Saturday and Sundays would be 10:00 to 6:00 pm.

Mr. Roger Beck, the owner of the car wash said he lives in Columbus Georgia.

Mr. Lee asked Mr. Beck about the reclaim tanks. He explained there is a trench that runs the length of the tunnel that captures the water, it then goes into pressure tanks to let all the sediment come out so that nothing is getting released into the sewers and they reclaim a portion of the water too.

Vice Chairman Brown asked if his business would require additional "water volume" to operate the car wash. Mr. Beck said the water supply

that comes from the city would be sufficient. Chad Nichol, Goo Goo's civil engineer, spoke up and agreed with Mr. Beck.

Mr. Brown was concerned that the other surrounding businesses might have reduced water pressure due to the usage water by the car wash. Mr. Beck assured him that they have backflow preventers that help prevent the water pressure shortage.

Service Director Woodruff said the Car Wash would use less water than what is being used at the construction site of the old Oasis Site. Some fast food restaurants used more water than Goo Goo will use.

Mr. Brown said he has been to the Goo Goo Car Wash on the West side and he has witnessed traffic backing up onto Hollywood Blvd onto Broad and almost down to Georgesville. Mr. Beck said this new Goo Goo will have a lot more stacking area than that particular one on the West side. He did go on to say that at least 3 times a year when it is particularly busy you will see traffic backing up. He said he will staff accordingly. He said he would even be willing to hire a traffic cop on days that are extremely busy. Mr. Brown was very adamant that Mr. Beck have a plan in place for the days when traffic was going to be backed up. Mr. Beck just kept saying he would hire a Traffic Cop to direct the flow of traffic. Mr. Beck said that 99 % of those days where it will be busy will be on a Saturday. Mr. Plank feels the stacking will be more than sufficient for this location.

Mrs. Blake asked about the egress. Once the cars hit Broad St. will it be a right turn only? Mr. Beck said it will be right and left out. This caused Mrs. Blake some concern. Mr. Beck explained the stacking in the vacuum area and said it should not be a problem.

Mr. Woodruff asked if through the course of the Lot Split the approach would be altered. Mr. Plank said not at the current time. He feels that possibly when the property to the South develops The City would review it and determine if it needs to be two or three lanes. He feels that Car Wash could operate with just two but feels it is wide enough for three so this may be something the City would come back to once there is more development.

Chairperson Anderson asked if the proposed landscaping was compliant with City Code. Ms. Martineau, City Affairs Coordinator, was speaking in behalf of the City. She said they have gone above and beyond the regular in respect to the landscaping. They are going to have a 30 ft. tree spacing in the landscape buffer with a 3 ft. headlight screening in between. Mr. Woodruff noted the updated overlay requires parking islands to have a tree planted in them. He said he does appreciate Goo Goo for providing extra screening on the Broad St side.

Mr. Beck said that every shift there will be at least 2 to 5 employees on duty.

Mr. Woodruff referred to the Soldier Brick architecture and additional lighting. He wanted to make sure that Mr. Plank and Mr. Beck agree to the conditions that Staff have the final say on the additional lighting.

Ms. Martineau mentioned the Staff report and said Joe Ryan & Goo Goo representatives have worked out all the issues except the red roof.

She mentioned the overlay was fairly new and it is Staff's recommendation that they persuade the applicant to go with a more neutral color.

Mr. Beck said he doesn't need a "neon red" roof color. He would be fine with a burgundy red.

He explained he owns 52 Goo Goo locations and all but one is some shade of red. Mr. Beck feels strongly about his red roof branding.

The Polaris location has a copper colored roof because it is part of a shopping center.

Mrs. Blake asked Mr. Beck how often he would re-paint a red roof. He said they would paint it about every 10 years.

Mr. Brown asked if they have any other locations where the approach and egress are on a different lot. Mr. Beck said they have many other locations in which they share a curb cut.

Mr. Woodruff asked how the refuge disposal truck would navigate through his property to get to the dumpster. Mr. Beck said all of this would be done after hours.

Mr. Brown asked if this location was their typical size. Mr. Beck said this was a little smaller than most of his locations. The double stacking

took up a lot of extra room and adding the stacking isle did cut down on extra vacuums.

It was noted the property would be gated and the only way to get to the vacuums is to go through the car wash. He said 70% of his business is women and he wanted them to feel safe. He said it will be the cleanest establishment in the City.

Mr. Woodruff noted the City compromised on the drive-thru. The City is allowing the drive-thru to be located at the front of the building as opposed to the rear or side of the building. He feels this was a true hardship caused by the shape of the lot. Mr. Woodruff said the color of the roof isn't a hardship given they already have another location that has a copper roof.

Mr. Beck spoke up in disagreement. He stated the red roof is their national branding and he stands firm on a red roof.

Chairman Anderson asked for a favorable motion to approve **Case#707**. It was moved by Mr. Woodruff and seconded by Vice Chairman Brown. Voting was unanimous.

Case#707 was APPROVED

Chairman Anderson announced **Case# 708**. Buckeye Express Wash, LLC is seeking a Special Permit, 1123.10(c)(29) to operate a Car Wash on property located at 3897 E Broad St and owned by SAGI REALTY, LTD.

Mr. Plank and Mr. Beck already presented the case while presenting the Lot Split.

Chairperson Anderson asked for a motion to approve with the conditions listed by the City. Vice Chairman Brown wanted to discuss the roof color until a decision was agreed upon.

Mr. Beck kept referring to his High St. store and the color of that red roof.

Mrs. Blake said they as a Commission need to uphold the rules they just adopted not that long ago.

Service Director Woodruff asked if Mr. Beck if he would agree to a variation of red. He said he would. Mr. Plank added they would work with

the staff on a color and if they couldn't come to an agreement on color they would come back before the Planning Commission.

Chairman Anderson asked for a motion to approve Case# 708 with the following amendments: 1. A 30 ft. tree spacing in the landscape buffer with a 3 ft. headlight screening in between. 2. Roof material will not be the brightest or neon red but something in the red family that the city has agreed to. 3. Include soldier brick architecture to break up the eastern and western elevations. 4. Include lighting on eastern and western elevations. Mr. Woodruff motioned and Mr. Roberge seconded. The voting went as follows: Anderson-Yes; Brown-Yes; Woodruff-Yes; Jordan-Yes; Roberge-Yes; Blake-Yes; Lee-Yes.

Case#708 was Approved w/conditions (listed above)

There was no further business. Chairman Anderson entertained a motion to adjourn the meeting. It was moved by Mr. Woodruff and seconded by Mrs. Blake.

Upon a vote, the meeting was adjourned at 7:18 PM.

APPROVED _____, **2016** Respectfully submitted,

Terry Anderson, Chairman

TERESA NETOTIAN, SECRETARY