

## Planning Commission Minutes April 1, 2024

Chairman McCall called the City of Parma Heights Planning Commission meeting of Monday, April 1, 2024, to order at 5:30 p.m.

Clerk Allen: Roll Call: Aye: Haase, Humphrey, Litten, McCall.

**OTHERS PRESENT:** Law Director Schneider, Chief Building Official Marty Surella, Service Director Sepik and Clerk Allen

*Pledge of Allegiance is spoken.*

Chairman McCall made a motion to excuse Mr. Sepich; seconded by Mr. Haase

Clerk Allen: Roll Call: Aye: Humphrey, Litten, Haase, McCall.

*Motion Carried*

Chairman McCall asked for a motion to approval of the minutes from March 4<sup>th</sup>, 2024. Motion from Mr. Litten; seconded by Mr. Humphrey.

Clerk Allen: Roll Call: Aye: Litten, Haase, Humphrey, McCall.

*Minutes approved*

Chairman McCall moved into the consideration of a Planning Commission application and a Conditional Use Permit application for 6215 Pearl Road, PPN #472-06-001 requesting approval of a conditional use permit to allow automobile rental in N-MUD zone. We have a representative here from Hertz, Ms. Valez. Mr. Schneider if you would begin the discussion of the process for the Conditional Use Permit.

Law Director Schneider addressed the room and the members of the commission. I would indicate that Chapter 1135 govern our Codified Ordinances govern Conditional User Permits. Conditional Use Permits first come to the Planning Commission, there needs to be proper notice, and scheduling of a public hearing that needs to be conducted. Once the Public Hearing has occurred, the next step would be for the actual consideration of the application. The Commission would then report this application to the City Council. City Council will then consider this and then only the City Council could formally permit a Conditional Use. That is the process. Tonight, we are here tonight to hear the proposal, there will be no action taken. You are free to ask questions, but tonight this commission will not be making final decisions as we are not to that part of the process yet.

Chairman McCall asked Mr. Surella is there anything you can tell us about this matter? The lot, layout of the building or the proposed use?

Mr. Surella responded that the proposed use is for car rental, it's going to be an Uber driver situation. The building is really not open to the public. The owner of the property, this is the type of operation that they will rent cars to people that are Uber drivers, who either don't have a car or don't want to use their own vehicles. The only caveat here, is that we have a parcel on the corner of Ackley and Pearl, some of the parking is off that parcel, but it's all owned by the same person. They need more parking and he has the ability to use the area in front of the shopping center. We are jumping parcels to make this building a usable one.

Director Schneider pointed out that there is not enough parking available for this building and that the Planning Commission can approve a parking variance so that this space can be used. Parking variances are specific to the Planning Commission and do not need to go to any other board for approval.

Mr. McCall turned to Director Sepik for any comments.

Director Sepik stated that they are looking for additional 12 parking spaces and they are not open to the general public.

Mr. McCall turned to Ms. Velez to clarify how the parking will work and how many employees will be on site?

Ms. Velez responded that we'll have over 200 cars available, but it's not like a typical rental car location. Our customers rent on a weekly basis and their contracts go up to 6 months. We don't typically have the heavy returns. These customers are renting the vehicles as a job. I would use the parking spaces along the side road as cars being stored, I would attempt to reserve the spots closer to the building for the customers coming in to renew contracts or for returns. I have a location in Akron and Warren that are like this in the State of Ohio.

Mr. McCall confirmed when reading the application, it shows business hours are from 9:00 to 5:00 Monday thru Friday operation?

Ms. Velez confirmed that is correct. Regarding the employee status, currently there is just myself and one other employee but once we move into a permanent placement, I foresee about 5 people at max staffing.

Mr. McCall asked if anyone else has any questions. I think it is self-explanatory, I believe it was mentioned that there is no mechanical work being done at the location.

Ms. Velez confirmed no, we have contracted with vendors in the area and they are looking forward to working with us for repairs on the vehicles. The biggest difference is that it has the Uber side since it is still a Hertz Corporation location.

Mr. McCall asked about the signage that states, "not open to the public".

Ms. Velez stated that it will say Hertz. Typically, it will say Hertz/Uber online, but we do not post Uber signs because it is not owned by Uber.

Mr. Humphrey asked if there was a similar set up in Lakewood?

Ms. Velez confirmed this is the Lakewood location. We are currently working out of a Bedford Heights location until we can get a location up and going, all the related business will be moving to the new location.

Mr. Humphrey asked if this building is capable of becoming a more traditional Hertz rental along with the Uber side rental?

Ms. Velez stated that it's not intended to be a residential rental however, this location is the largest TNC location is all of Ohio. We have a regular renting location in the City of Parma and it isn't ideal because of the volume we have at our branch and then having the Parma location in near proximity but it's something we can talk about in the future, as of right now it will be for Hertz/Uber use.

Chairman McCall asked if anyone else has any questions? Seeing none. We are looking to move this to a Public Hearing with the stipulation that we want the lease agreement will include the additional parking spaces that are outside of the current lot.

Mr. Surella stated that would be one of the conditions. It is stated in the lease agreement that these parking spaces come with the building. We will include these spaces along Ackley Road will be part of the approval process of the Planning Commission and moving on to City Council.

Chairman McCall asked for a motion to move this to a Public Hearing for this application for the Conditional Use Permit for 6215 Pearl Road. Mr. Haase motioned; Seconded by Mr. Litten.

Clerk Allen: Roll Call: Aye: Haase, Humphrey, Litten, McCall

*Motion approved*

Chairman McCall stated with nothing further, I move for adjournment; Seconded by Mr. Litten.

Clerk Allen: Roll Call: Aye: Humphrey, Litten, Haase, McCall

**Meeting is adjourned at 5:47 p.m. on April 1, 2024.**

  
Barbara Allen  
Secretary, Planning Commission

  
Jim McCall  
Chairman, Planning Commission