



Public Hearing/
Planning Commission Minutes
April 15, 2024

Chairman McCall called the City of Parma Heights Planning Commission meeting of Monday, April 15, 2024, called to order at 5:36 p.m.

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

OTHERS PRESENT: Assistant Law Director O'Malley, Chief Building Official Marty Surella, Service Director Sepik and Clerk Allen

Pledge of Allegiance is spoken.

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

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

Motion Carried

Chairman McCall made a note to Mr. Sepich to give our condolences for the loss of his mother, we're thinking of his family during this time. Chairman continued with the agenda and asked for a motion to approval of the minutes from April 1st, 2024. Motion from Mr. Litten; Seconded by Mr. Humphrey.

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

Minutes approved

Chairman McCall moved opened the Public Hearing discussion of 6215 Pearl Road, PPN #472-06-001 this is in reference to Chapter 1133, 1135, 1185.01 (h)(3) and 1195.06 (e). We have someone here from Hertz. Please provide your name and address and your responsibility with Hertz.

Brandon Tudor, I'm the General Manager for the new Ohio market for the Hertz Corporation. My business address is in Akron/Talmage, Ohio

Chairman McCall asked if anybody has any questions since the meeting is open to the public regarding the proposed business. The business is a Hertz/Uber rental. Mr. Surella can you please go over just want that is again because it's not a traditional rental car agency?

Mr. Surrrell responded that this is a Hertz rental for Uber drivers only that requires 30 parking spaces which brings them off of their parcel but it's owned by the same person. The premise here is that if you want to be an Uber driver and either you don't have a car or you don't want to use your vehicle you

could rent a car from Hertz for that purpose. It's not open to the general public, no mechanic will be on site, strictly a sales office for the purpose I just stated.

Mr. Tudor added that they call it a ride/share location.

Chairman McCall added that at the last meeting it was discussed that the layout of parking that the owner of the adjacent property is owned by the same owner and they have designated some parking spots next to the building and then some to the right of the building along Ackley. Can you give us some detail about how many vehicles you plan on having there at one time?

Mr. Tudor responded that they have asked for 30 parking spots, but do we rarely have over 18 - 20 vehicles on site at one time. Our cars start with a minimum of a week rental and goes up to a 6-month rental in the ride/share program. The business will be open Monday – Friday, 9:00 a.m. to 5:00 p.m.

Mr. Litten asked if its all ride/shares, not just Uber?

Mr. Tudor responded that it's Uber ride/share but Uber does partner with Uber Eats. It is just that Uber program. It's not Lyft, not Hertz, Dollar.

Chairman McCall asked about vehicle maintenance?

Mr. Tudor added that the only maintenance done on site is car cleaning, wash maintenance with a hose, inside vacuuming. All other maintenance is done at our vendors such as detailing and upkeep of the car.

Chairman McCall added that in reviewing the lot in some of the ordinances, there's some question about the size of the lot and building for this conditional use. We are going to need to do is ask for more clarification on the possible need for a variance based on the current laws that are in place here in Parma Heights. Mr. O'Malley do you have anything else you'd like to add?

Mr. O'Malley responded that under Chapter 1135.05, there are several factors that are in the Conditional Use Permit Chapter that you can and should consider. You have 30 days from this hearing to either recommend it or not to recommend it to the City Council. We believe a variance will be required. They will be invited to make an application and come before the Board of Zoning Appeals. This particular use is not specifically described in the code. It's close to 1196.06 (e) which is automotive uses generally. This calls for a 4-acre site with a 25,000 square foot building. The lot size is not going to get any bigger, the building is not conforming or going to move away from the side lot line. But the use is a newly proposed use. There is going to some additional process to review the grounds for a variance. Under Chapter 1133 you have authority to review and consider the parking requirements, how much is required, where it's located and how it's buffered, under the development plan review.

Chairman McCall stated that the way he views the parking is that all of the parking is owned by the same owner and there is sufficient parking for all the other businesses associated with the parcel. If you see it differently, but I think the parking itself...

Mr. Surella stated that he agrees with that statement.

Mr. O'Malley added that the condition with the landlord licenses and lease those spaces as listed on the plans to the tenant on this particular lot.

Chairman McCall added that he understands that would be in the lease agreement that they have the right for up to 30 spaces on that parcel.

Mr. Litten asked if there would be any identification in the lot of these being part of their parking area?

Chairman McCall added that right now they are occupied a lot.

Mr. Surella stated that they are occupied by others that will need to move to another location. These folks are paying through the lease for those spaces. We'll get that straightened out as we go.

Chairman McCall thought maybe we could have the spaces identified by signage?

Mr. Surella stated that that would be up to Hertz. The city isn't going to identify them, but we can approve the ones identified on the map in red. It's part of the conditional use, these spaces go along with the rental of facility.

Mr. Tudor stated that signage is optional. Some cities allow us to put signage in, some don't.

Chairman McCall asked if anyone in the audience has anything they'd like to add to the conversation?

Roger Pekarek, 11661 Appleton Drive. I'm happy to see a business coming in and into a vacant building. If my memory doesn't fail me, it was determined that the stores in the plaza do not have enough parking spaces to accommodate all the stores per the code and the ordinance. One of the entrances were closed off to add more spaces available. If they're taking spaces away, I think it needs to be reviewed further.

Chairman McCall added that it's important to review it and I appreciate you bringing it forward. Thank you.

Stephanie Palmisano, 6423 Olde York. What is the estimated yearly revenue?

Mr. Tudor responded that in the Lakewood location, it was an average of \$3.1 Million after switching over to ride/share program.

Chairman McCall asked how many employees?

Mr. Tudor responded there would be 2 employees, and 2 transporters at this location.

Lesley DeSouza, 6245 Springwood. If drivers come to your place to pick up a car, what are they going to do with their vehicles?

Mr. Tudor responded that they are not allowed to leave their vehicles on our property. If a car sits for over 24 hours it automatically towed. That's Hertz policy. What we do offer is we can pay for an Uber to go pick them up then bring them into the facility.

Chairman McCall thanked Mr. Tudor for the information, we appreciate that.

Mr. Humphrey added that the building we are talking about was a rental car place, so when determining if there's enough parking in this lot. The way I look at it, a traditional car rental place probably had more traffic back then. I just don't see a problem with it going forward.

Mr. O'Malley suggested to make a motion to approve the development plan condition upon the dedicated spaces have been leased and licensed to the applicant by the landowner. The second condition for the development plan would be conditioned upon the applicant securing any variances required.

Chairman McCall made a motion to approve the Development Plan with the following requirements: 1) evidence that the dedicated spaces have been leased and licensed to the applicant by the landowner. There are 7 spaces on the existing are and 23 that would need to be noted that you have dedicated for a total of 30 spaces. 2) condition for the development plan would be conditioned upon the applicant securing any variances required. Seconded by Mr. Litten.

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

Motion Carried

Chairman McCall then made a motion to recommend to approval of the Conditional Use Permit, conditioned upon the variance being obtained and compliance with the Development Plan terms and conditions. Seconded by Mr. Humphrey

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

Motion Carried

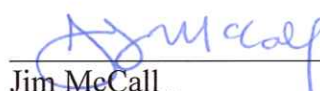
Chairman McCall stated with nothing further, I move for adjournment; Seconded by Mr. Litten.

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

Meeting is adjourned at 6:07 p.m. on April 15, 2024.



Barbara Allen
Secretary, Planning Commission



Jim McCall
Chairman, Planning Commission