

RESOLUTION 2024 – 42

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT, WITH CONDITIONS, PURSUANT TO CHAPTER 1135 OF THE CODIFIED ORDINANCES OF THE CITY OF PARMA HEIGHTS TO PERMIT THE BUSINESS KNOWN AS THE HERTZ CORPORATION TO ALLOW AN AUTOMOBILE RENTAL FACILITY, AND DECLARING AN EMERGENCY

WHEREAS, at its meeting on April 15, 2024, the Planning Commission conducted a public hearing regarding the approval of the Conditional Use Permit for the business known as The Hertz Corporation to allow an automobile rental facility, with certain conditions; and

WHEREAS, at its meeting on April 15, 2024, the Planning Commission recommended to the City Council that the Conditional Use Permit for the business known as The Hertz Corporation to allow an automobile rental facility, with certain conditions, be approved; and

WHEREAS, at its meeting on May 20, 2024, the Board of Zoning Appeals granted variances for the business known as The Hertz Corporation, with certain conditions; and

WHEREAS, pursuant to Section 1135.06 (c) of the Codified Ordinances of the City of Parma Heights, a Conditional Use Permit shall be subject to the approval of the Council of the City of Parma Heights; and

WHEREAS, the Conditional Use Permit is approved, subject to the conditions that are set forth in “Council Resolution Exhibit A”, attached hereto and incorporated as if fully rewritten.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Parma Heights, State of Ohio:

Section 1: The Council adopts the recommendation of the Planning Commission and grants a Conditional Use Permit to The Hertz Corporation to allow an automobile rental facility at 6215 Pearl Road, Parma Heights, Ohio in the Neighborhood Mixed-Use District.

Section 2: The Conditional Use recommended by the Planning Commission is approved subject to the General Criteria set forth in Section 1135.07 of the Codified Ordinances of the City of Parma Heights, conditions recommended by the Planning Commission, variances granted by the Board of Zoning Appeals, and further conditions set forth by Council.

Section 3: The Conditional Use recommended by the Planning Commission, variances granted by the Board of Zoning Appeals, and further conditions set forth by Council, are set forth in “Council Resolution Exhibit A” which is attached hereto and incorporated as if fully rewritten.

Section 4: The approval of this Conditional Use Permit shall be valid only for the use and the operation of the use specified and the breach of any condition, safeguard, or requirement shall constitute a violation of the Planning and Zoning Code, and the conditional use permit may be revoked if the established conditions for approval are violated.

Section 5: This Council finds and determines that all formal action of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council and that all deliberations of the Council and of any of its committees comprised of a majority of the members of the Council that resulted in those formal actions were in meetings open to the public, in compliance with the law.

Section 6: This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of this Municipality, and for the further reason it is necessary to facilitate The Hertz Corporation's investment in the community expeditiously; wherefore, this Resolution shall be in full force and effect from and immediately after its passage by Council and approval by the Mayor.

PASSED: 5-28-2024 Thomas Rounds
PRESIDENT OF COUNCIL

ATTEST: Barbara Allen 5-28-2024
CLERK OF COUNCIL APPROVED

FILED WITH
THE MAYOR: 5-28-2024 Marie Gallo
MAYOR MARIE GALLO



6281 Pearl Road

Parma Heights, Ohio 44130

440-884-9607

IN THE MATTER OF:

APPLICATION OF THE HERTZ CORPORATION FOR A CONDITIONAL USE PERMIT TO INCLUDE AN AUTOMOBILE RENTAL FACILITY AT 6215 PEARL ROAD, PARCEL NUMBER 472-06-001, PARMA HEIGHTS, OHIO IN **NEIGHBORHOOD MIXED USE DISTRICT**

ACKNOWLEDGEMENT AND UNCONDITIONAL ACCEPTANCE AND AGREEMENT TO CONDITIONS AS SET FORTH IN EXHIBITS 1, 2, AND 3

On May 28, 2024, the Council of the City of Parma Heights approved the recommendation of the Planning Commission to grant the Conditional Use Permit of The Hertz Corporation ("Hertz"). [EX. 1]. The Planning Commission's recommendation was conditioned on variances granted by the Board of Zoning Appeals. [EX. 2]. The Council imposed additional condition(s) of its own. [EX. 3].

Pursuant to Section 1135.07 of the Codified Ordinances of the City of Parma Heights, when a permit for a conditional use is granted by the Council subject to conditions, **the grantee shall, in writing within ten days following such Council action, acknowledge such approval and unconditionally accept and agree to such conditions.**

Hertz understands that pursuant to Section 1135.08 of the Codified Ordinances of the City of Parma Heights that;

- (a) Conditional use approval shall authorize a particular conditional use on the specific parcel for which it was approved. Approval of a conditional use, pursuant to this chapter, shall be valid only for the use and the operation of such use as specified when granted by the Planning Commission. The breach of any condition, safeguard, or requirement shall constitute a violation of this Planning and Zoning Code.
- (b) A conditional use permit issued pursuant to this chapter shall be valid only to the applicant to whom the permit is issued, unless the new owner agrees to all conditions, safeguards and requirements in the conditional use permit and a transfer of such permit is approved by the Chief Building Official.
- (c) The conditional use approval shall expire six months from the date of enactment, unless:
 - (1) In the case of new construction, work upon the structure shall have begun above the foundation walls;
 - (2) In the case of occupancy of land, the use has commenced;

- (3) As otherwise specifically approved by the Planning Commission at the time the conditional use approval is granted; or
- (4) The Chief Building Official grants an extension for good cause shown, upon the request of the applicant.

(d) A conditional use permit may be considered abandoned and void if, for any reason, the conditional use is not conducted for more than six months.

Further, Hertz understands that pursuant to Section 1135.09 of the Codified Ordinances of the City of Parma Heights that a conditional use permit may be revoked if the established conditions for approval are violated. The Chief Building Official is responsible for advising the Planning Commission of any violations, and the Planning Commission may then recommend to City Council that it revoke the conditional use permit.

Based on the foregoing Hertz acknowledges the approval of the conditional use permit and unconditionally accepts and agrees to such conditions.

Signature: 

Printed Name: Brianna Sweet

Title of Authority on Behalf of Hertz: Sr. Remarketing Analyst

Date: 05/30/2024

RECOMMENDATIONS FOR COUNCIL CONSIDERATION

IN THE MATTER OF:

APPLICATION THE HERTZ CORPORATION FOR A CONDITIONAL USE PERMIT TO ALLOW AUTOMOBILE RENTAL BY CONDITIONAL USE AT 6215 PEARL ROAD, PARCEL NUMBER 472-06-001 PARMA HEIGHTS, OHIO IN THE NEIGHBORHOOD MIXED USE DISTRICT.

1. The Hertz Corporation is authorized to conduct business in the State of Ohio with its principal place of business located at 6215 Pearl Road, parcel number 472-06-001, Parma Heights, Ohio.
2. The City of Parma Heights Planning Commission (the "Planning Commission") is the duly organized Planning Commission for the City of Parma Heights (the "City") operating pursuant to its Charter and the laws of the State of Ohio.
3. The aforementioned property is located within the Neighborhood Mixed Use District.
4. On March 18, 2024, The Hertz Corporation submitted an Application for a Conditional Use Permit to the Planning Commission requesting approval for a Conditional Use Permit to allow an automobile rental facility at 6215 Pearl Road, parcel number 472-06-001, Parma Heights, Ohio in the Neighborhood Mixed Use District.
5. At its April 1, 2024 Regular Meeting, the Planning Commission heard presentations from both the Applicant and city representatives regarding the application for a conditional use permit for The Hertz Corporation to allow an automobile rental facility at 6215 Pearl Road, parcel 472-06-001. As a result of that meeting a public hearing was scheduled on the Applicant's Conditional Use Permit for April 15, 2024.
6. Notice of the Public Hearing was published on Cleveland.com and in the Parma Sun News on April 4, 2024 and also posted on the City's website and at City Hall.
7. A public hearing was held on April 15, 2024 and the Planning Commission heard from the Applicant and from city representatives regarding the application for a conditional use permit The Hertz Corporation to allow an automobile rental facility.
8. Pursuant to Sections 1187.06 and 1187.09 of the Codified Ordinances, the aforementioned property lacks sufficient parking.
9. The applicant, pursuant to Section 1187.06(y) of the Codified Ordinances, presented evidence of undue hardship, requesting modification of off-street parking requirements due to unusual circumstances.
10. Based upon the presentations of both parties at the public hearing the Planning Commission recommends approval of the Conditional Use Permit for the business known as The Hertz Corporation to allow an automobile rental facility.

11. Pursuant to Section 1187.06(y) of the Codified Ordinances, the Planning Commission further modifies off-street parking requirements at this site for this conditional use due to undue hardship and unusual circumstances, upon the conditions enumerated in Exhibit C.

12. The Conditional Use requested is recommended subject to compliance with the General Criteria set forth in Section 1135.07 of the Codified Ordinance of the City of Parma Heights. [Ex. A].

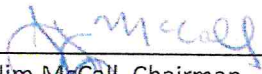
13. The Conditional Use requested is recommended subject to compliance with the General Criteria set forth in Section 1195.06(e) of the Codified Ordinances of the City of Parma Heights, or in the alternative, duly-granted variances by the Board of Zoning Appeals to that same section. [Ex. B]. [See 1195.06(e)(1), (2), and (3)].

14. The Conditional Use requested is also subject to the additional conditions recommended by the Director of Public Service which are set forth in Exhibit C which is attached to this recommendation and which is incorporated herein, as if fully rewritten.

15. This recommended approval shall be valid only for the use and the operation of the use specified and the breach of any condition, safeguard or requirement shall constitute a violation of the Planning and Zoning Code and the conditional use permit may be revoked if the established conditions for approval are violated.


16. This recommended approval is not final and is subject to the confirmation of the city council and if approved all conditions shall be set forth expressly in a resolution of the Council granting the conditional use permit.

17. In the event that a permit for a conditional use is granted by the Council subject to conditions, the grantee shall, in writing within ten days following such Council action, acknowledge such approval and unconditionally accept and agree to such conditions.




Jim McCall, Chairman

Rick Haase, Council Representative



Bill Litten



Zachary Humphrey

Joe Sepich

EXHIBIT A

1135.07 GENERAL CRITERIA FOR CONDITIONAL USES.

A conditional use, and uses accessory to such conditional use, shall be permitted in a district only when specified as a conditional use in such district, and only if such use conforms to the following criteria. Furthermore, the Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence that:

(a) The conditional use in the proposed location will be harmonious and in accordance with the purpose, intent and basic planning objectives of this Planning and Zoning Code and with the objectives for the district in which located;

(b) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare;

(c) The conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area;

(d) The proposed building or use will not result in the destruction, loss, or damage of any feature determined by the Planning Commission to be of significant natural, scenic, or historic importance;

(e) The hours of operation of the proposed use are similar to a use permitted in the district;

(f) The conditional use will not be hazardous or disturbing to the existing and future use and enjoyment of property in the immediate vicinity for the uses permitted, nor substantially diminish or impair property values within the neighborhood;

(g) The establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(h) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(i) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets;

(j) The establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools;

(k) There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that may be incompatible;

(l) The design and arrangement of circulation aisles, parking areas, and access drives shall be in compliance with the regulations set forth in Chapter 1191.

EXHIBIT B

1195.06 (e) AUTOMOTIVE USE-SPECIFIC REGULATIONS.

(e) Vehicle Sales and Associated Service.

- (1) The minimum lot area shall be four acres and the minimum lot width shall be 200 feet.
- (2) The minimum building area shall be 25,000 square feet and there shall be sufficient building area to include space for offices; indoor display of at least five motor vehicles; inspection, servicing and repair of at least five motor vehicles; and sufficient parts and storage.
- (3) The portion of the site that is paved shall be used for the parking and display of vehicles in compliance with the following.
 - A. A minimum of 60 percent of the paved area shall be devoted to the parking and display of new motor vehicles;
 - B. A maximum of 15 percent of the paved area may be devoted to car rental facilities.
 - C. Parking spaces for customers and employees shall be provided in accordance with Chapter 1187.
- (4) The operation of a vehicle sales establishment shall comply with Chapter 755, including restrictions on the sale of used automobiles.
- (5) Lighting for all areas used for the outdoor display of automobiles shall be in accordance with a plan approved by the Planning Commission.
- (6) Only vehicles that are in good repair, fully operational, and with no missing parts or damage shall be permitted to be displayed or stored outdoors.

EXHIBIT C

In addition to the requirements of Chapter 1135.07 these additional conditions shall be required for compliance with the conditional use permit. The goal of these requirements is to prevent any misunderstanding regarding the city's intent to ensure that the high standards required of all Parma Heights businesses continue to be maintained.

These requirements are as follows:

1. That the applicant maintain evidence that the dedicated spaces continue to be leased and licensed to the applicant by the landowner as shown by the Development Plan specifically displaying a total of thirty (30) parking spots: seven (7) on the applicant's lot and twenty-three (23) located on the adjacent parcel. The leased parking spaces are to be designated by striping, not by signage. Furthermore, no additional parking spaces on the adjacent parcel shall be used by the Applicant.
2. That the applicant obtains and maintains any variances through the Board of Zoning Appeals required from Section 1195.06(e) in order to maintain the proposed automotive use. [See 1195.06(e)(1), (2), and (3)].

CITY OF PARMA HEIGHTS
BOARD OF ZONING APPEALS
HEARING NO. 2024-02

APPELLANT: Hertz Rental, 6215 Pearl Road, Parma Hts., OH 44130

HEARING DATE: May 20, 2024

TIME: 6:00 PM PLACE: Parma Hts., City Hall 6281 Pearl Rd

IN ATTENDANCE:

Samantha Galvin _____
Dan Paxson _____
Mark Podany _____
Lindsey Dumbauld _____
Matthew DeSouza _____

APPELLANT: Hertz Rental

APPEAL OF:

1. 1195.06 (e) (1)- Automotive Use Specific Regulations- The minimum lot area shall be four acres and the minimum lot width shall be 200 feet.
Frontage Required: 200 linear feet
Existing: 80.7 linear feet
Variance Request: 119.3 linear feet
2. 1195.06 (e) (1)- Automotive Use Specific Regulations- The minimum lot area shall be four acres and the minimum lot width shall be 200 feet.
Required: 4 acres; 174,240 square feet
Existing: 10,370 square feet
Variance Request: 163,870 square feet
3. 1195.06 (e) (2)- Automotive Use Specific Regulations- The minimum building area shall be 25,000 square feet and there shall be sufficient building area to include space for offices; indoor display of at least five motor vehicles; inspection, servicing and repair of at least five motor vehicles; and sufficient parts and storage.
Required: 25,000 square feet
Building size: 2,500 square feet
Variance Request: 22,500 square feet


DECISION

APPEAL GRANTED

BOARD OF ZONING APPEAL'S POSITION AND COMMENTS:

Variances 1, 2, and 3 are granted, contingent upon:

- 1) Compliance with the Development Plan recommended by the Planning Commission; and
- 2) Acknowledgment, Unconditional Acceptance, and Compliance with the Conditional Use Permit

x 
Very truly yours,
Chairperson, Board of Zoning Appeals

ADDITIONAL CONDITION(S) IMPOSED BY COUNCIL

In addition to all previously stated requirements of the laws of Parma Heights, Ohio, Council imposes the following condition(s):

1. Submission of landscape design plans to the City, approval of such landscape design plans by the City, and compliance with approved landscape design plans.