

MEMBERS PRESENT: Mayor Richard H. Balbier, Chairman
Katie Gallagher, Council Representative
Ray Porterfield
Joe Polidori

ABSENT: Jim Oper

ALSO PRESENT: Tom Ockington, Building Commissioner
Barbara Stanton, Secretary

Chairman Balbier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Balbier, "here", Katie Gallagher, "here", Ray Porterfield, "here", Joe Polidori "here". Jim Oper, absent.

Chairman Balbier: On tonight's Agenda is approval of the minutes from January 12, 2012. A request from Bruce G. Rinker on behalf of Sheetz, Inc. for Conditional Use approval and Preliminary Site Plan approval to locate a 6,500 square foot convenience store with food service/drive thru; automated car wash; and fueling station to be located at 10315 Cascade Crossing. P. P. # 433-10-008

A motion was made by Ray Porterfield, second by Joe Polidori to approve the minutes of January 12, 2012. **Vote Resulted:** Yes - Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

Mayor Balbier: The item on tonight's agenda is a request from Bruce G. Rinker on behalf of Sheetz, Inc. for Conditional Use approval and Preliminary Site Plan approval to locate a 6,500 square foot convenience store with food service/drive thru; automated car wash; and fueling station to be located at 10315 Cascade Crossing. P. P. # 433-10-008 Mayor Balbier: We have a member missing this evening so I am recommending that the information be presented and the board tables this request for the next meeting which is April 12, 2012. I also understand that we are getting the traffic survey tonight and a vote wouldn't be appropriate until this study is reviewed by the Commission. Bruce Rinker, Attorney at Law from Mansour, Gavin, Gerlack and Manos Co., L.P.A. was present. Mr. Rinker: I appreciate this decision. We knew the information presented was not on a timely fashion and we are welcomed to have the other member present. We are not looking for action tonight. Commissioner Ockington: As you mentioned this is a conditional use approval and preliminary site plan requested. At this time I would like Mr. Rinker to present their information. Mr. Rinker: I am here as land use council presenting Sheetz. Mr. Rinker identified the representatives for Sheetz that were present. There has been a lot of informal background discussion regarding this proposal. Historically about 15 years ago, this area's goal was to put in a mix of office, restaurants and hotels. Over time between market changes and development of the land use in this area, it has become a more challenged site and we recognize that from the City's perspective, there are questions you may have. Ultimately this will be Council's decision. We think by taking our time and going through this process with you and explain what it is with the mix of uses which Sheetz brings to this site. Sheetz has a good mix of uses when combined, work very well in this area.

David Mastrostefano in house engineer representing Sheetz, Inc.: My responsibility is to hire the necessary consultants to prepare the engineering drawings, secure municipal approvals, and building permits. I am a registered professional engineer in the state of Ohio as well as Pennsylvania and Tennessee. I have worked for Sheetz for 13 or 14 years. The history of Sheetz is a family owned business and celebrating our 60th year. We are now over 412 stores servicing six states. We are growing each year by 30-32 stores. Sheetz has almost 15,000 employees.

Facility of this type will probably start out hiring 40 employees and settle in with about 30 employees. Sheetz offers numerous benefits to their employees, such as life insurance, vacation, a bonus program where the employees share in the success of the company, and college reimbursement. Sheetz has a history of involvement in children charities such as Sheetz for Kids which is almost a million dollars supporting 6 thousand kids; Make A Wish Foundation; and the main sponsor of the Special Olympics. The rankings came out for the best places to work and Sheetz ranked 14th in Ohio. Convenient Store Petroleum magazine ranked Sheetz as number one in the 2011 mystery shops for customer satisfaction. As a private corporation owned by the family, there's many things that they control, such as trucking gasoline/petroleum and over the years we have received numerous safety awards such as the American Trucks Association Presidents Trophy which is a country wide award. We take safety very seriously and we have a tremendous track record. Attention was given to the site plans of the layout of the facility which showed graphically what is being proposed for this site. Mr. Mastrostefano explained the area at which the proposed Sheetz would be located. There was further discussion regarding entrances, its various components; gas/diesel, convenience store with drive thru and car wash. The size of the store is approximately 6,500 square feet. The location of the underground storage tanks were identified on the site plans. There is ease of movement for customers in the area of the storage tanks. Diesel fuel will also be an option for this facility. There was discussion of where the fuel tanks are on the property, types of fuel and the area of the free flow of traffic. There was discussion of the three sides of parking available at the site. This is the general layout of the facility. Joe Polidori: Will there be electric chargers? Mr. Mastrostefano: We are actually going to be testing electric charges in five locations with a particular type of charging. If it becomes a successful venture, and we get more electric cars on the road, we will see that as an opportunity to service our customers. Underground storage tanks were discussed and the tank segregation would be available at such time in the future if another type of fuel would be available and if it's advantageous to serve the public we could offer that to our customers.

Mr. Mastrostefano: Elevation plans were presented to the committee and illustrations graphically what the different elevations of the proposed project would look like. There was further discussion regarding the types of material that would be used for the various components of Sheetz. Each component of the proposed Sheetz was explained. Samples of brick, stone, awning materials, and color variations were presented. Mr. Rinker provided books reflecting the Sheetz that was just constructed in Parma to the committee members for their review. Mr. Mastrostefano: The Parma store does not have a drive thru or a car wash. The dumpster will be faced with the same brick of the facility. There will be inside seating for the customers. The inside floor plan was reviewed by the committee. Joe Polidori: How is the water treated for the car wash? Mr. Mastrostefano: We have two reclaim tanks. As part of the wash cycle, water exits the facility and goes into the reclaim tanks; that water is filtered with separators that will take out most of the grit and the final rinse is water coming in and goes through a purification process. Eventually that water which is not reclaimed will go into the sanitary sewer system. Without the reclaim tanks we would use 1-2 thousand more gallons of water. We are using LED lighting for interior and exterior of the building. We are taking green initiatives with the building materials. This is all part of Sheetz desire to go more green with our facilities. Council Representative Katie Gallagher: Would you consider planting trees along the creek area for the erosion? Mr. Mastrostefano: I presume that would be something we could look at. Trees may not be the best; maybe different types of species of ground cover which possibly is more suitable for erosion. We would work with the staff regarding this. There was further discussion regarding the various aspects of the design of the proposed Sheetz. Mr. Rinker: There is a catch all provision, where the Planning Commission can look to kinds of issues and what we are trying to do right along is to remove and look at how we would be able to meet these criteria. There was discussion regarding the type of signage/code dependant that would be proposed.

Mr. Rinker: With site plans, the way we proposed the site are there any cause for variances?
Commissioner Ockington: There are no variances required. Mr. Rinker: You have other restaurants in the area, but this facility site will pull off of the existing traffic in the area. The hours are 24-7 operation. Mr. Mastrostefano: This facility will propose upwards of 12-24 security cameras inside and outside. We take security very seriously. It is not unusually that if something happens in the vicinity, the police would request to look at our films. We have very good coverage. The security is monitored at the corporate office in Pennsylvania 24 hours a day. Joe Polidori: How would you handle a fuel spill? Mr. Mastrostefano: We have all employees trained for spills along with our truck drivers. There are spill kits at each pump. We do have various safety awards that have been awarded Sheetz as I mentioned previously. There was further discussion regarding the handling of spills.

David Hartt from D.B. Hartt Company, Planning and Development land use: I have been practicing over 40 years with various firms and know have my own firm since 1979. We have a prior association with Brooklyn; we prepared the updated zoning code which was adopted in 1992 which includes the conditional use regulations. I was also involved in 1997 supporting the first phase of Cascade Crossing as being consistent with the intention and provisions in the zoning code. The real property tax for the city would be approximately \$11,000.00 and income tax \$20,000.00. This land use proposed is consistent with the code and land use pattern. There was discussion regarding the land use within the light industrial district, conditional use permitted if it meets the standards that are set forth and the City zoning code. Looking at the current Brooklyn zoning code which was amended; the code was adopted to 10 acres or 10% of the industrial area, so the City was looking at the public interest. This site with uses that are know there, it was envisioned or hoped for an office building, it is not likely to happen, it wasn't likely to happen in 1997 and much less likely to happen at this time. This proposal will have a positive economic impact on the community. There was further discussion.

Bruce Rinker: The traffic study will take some time in reviewing. Some of the key points are that we feel we have identified some existing traffic issues that today require attention. Office development can create a worst peak hour traffic demand.

Michael Hobbs, from GPD Group: Mr. Hobbs distributed the hard copy of the traffic study to the commission members. I am the lead traffic engineer with the company. We were asked by Sheetz to look at the traffic situation on Tiedeman Road. The study was from Brookpark Road to the north of the I-480 ramps. Tiedeman Road traffic signals are a coordinated system. There's quite a bit of congestion that occurs at the north end, part has to do with the configuration of the access development over the years. The Cascade Crossing intersection found there is congestion on Tiedeman Road primarily by the way the signal operation is set up. With this project one thing we can do is address those issues by fixing the timing and progression of the signals and the net result of that adding the Sheetz traffic in the mix, you actually have a net improvement on Tiedeman Road. There was further discussion. Sheetz business thrives on pass by traffic. 62% of the traffic in the morning is a pass by use. Which the traffic would access Sheetz and this would not add to the congestions, the traffic already existed. The afternoon was 66% which was the same type of trip. The analysis is essentially the Sheetz will not add that much more traffic; it will be existing traffic. The Sheetz customers will largely be generated by pass by traffic. If patrons cannot gain access into Sheetz, it will not be a successful business. Our finds indicated is to provide adequate access we need to install a traffic light at the Key Bank drive near the railroad overpass. Our analysis indicated today, that the traffic signal is warranted today without the Sheetz site. The traffic signal will provide access to Sheetz but it also will provide/allow the Key Bank driveway to be utilized for the excess demand. We projected this traffic study through 2032. The traffic study was from 7:00 A.M. to 7:00 P.M., week days. There was further discussion regarding the flow of the traffic as it exists; possible resolution to the congestion; peak

hour traffic flow and a way to distribute the demand. Since you received the report today, I would like the committee to review it.

Bruce Rinker: What we were trying to do tonight is let us try to go through this methodically. We are trying to show you that this is a very solid investment. It is not the investment that historically people have spoken about for this site, but consistent with the code. We are proposing constructive ways to address what is already an existing issue with the traffic flow. Sheetz is prepared to facilitate those kinds of improvements as part of the investment.

Mayor Balbier: I have received written statements regarding this proposal. The majority of Council is not in favor of this proposal; Economic Development Committee voted against the proposal, and the Police Department is against the proposal due to the traffic. In my opinion, your company as a whole is commendable; the question is if Sheetz belongs at this site. We will review the documents that were submitted to the Commission.

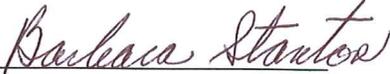
Bruce Rinker: Jenny Esarey at the time was at University Heights, and Mr. Hobbs was the consulting traffic engineer. At the time they had three traffic studies in a space of two years. University Heights did not want a proposed development. Ms. Esarey was involved with this traffic study and you may want to get her opinion of how GPD performed their study and the results of providing the traffic analysis.

Jeanne Hartman: I wonder how this site compares to the Sheetz at Parma Town. Bruce Rinker: It is very similar. It has two sets of canopies; this one will have a single canopy.

A motion was made by Mayor Balbier, second by Ray Porterfield to table the request from Bruce Rinker on behalf of Sheetz, Inc. for Conditional Use approval and Preliminary Site Plan approval to locate a 6,500 square foot convenience store with food service/drive thru; automated car wash; and fueling station to be located at 10315 Cascade Crossing. **Vote Resulted:** Yes - Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

A motion was made by Mayor Balbier, second by Ray Porterfield to adjourn. **Vote Resulted:** Yes - Mayor Balbier, Katie Gallagher, Ray Porterfield, Joe Polidori.

Meeting adjourned.


Barbara Stanton
Secretary


Mayor Richard Balbier
Chairman