

AGENDA # K.3
Scio Township Board of Trustees
Firestone CU 23011 / PSP 23017 - Conditional Use

FOR MEETING DATE OF: November 28, 2023

PREPARED ON: 11/14/23

PREPARED BY: Laura Kreps

SUBMITTED BY: Planning

ITEM TYPE: Possible Action

BACKGROUND: The applicant is requesting conditional use approval to construct a Firestone Complete Auto Care facility on Unit 1 of the Shops of Scio Condominium site located at 5920 Jackson Road. The site is currently vacant and is the Lowe's outlot west of the Culver's restaurant (Unit 1 of the Shops of Scio Condominium). The site is zoned C-2, General Commercial. Minor auto repair facilities are listed as a conditional use in the C- 2, General Commercial District.

The applicant describes the project as 6,160 square foot building with a remote trash and used tire enclosure and a parking lot to accommodate 34 dedicated parking spaces and 4 additional shared parking spaces. The building has eight (8) service bays for all auto repair operations to be conducted inside the building. The development proposes cross-access with the existing Culver's to the east and site access from an existing drive on the west side of the property with the existing Caliber collision shop (via a cross- access easements).

The applicant also provides the following details regarding business operations on the site:

Firestone's business model is to provide for the sale and installation of new tires and perform light automotive service including oil changes, shocks, struts, brakes, tune-ups and other similar types of repair. No heavy engine work, major transportation work, body or painting work, or towing service will take place at this facility. The facility as designed will have eight service bays where auto service-related work will be conducted inside the building to limit any unwanted noise on surrounding properties.

MODEL MOTION:

To approve Conditional Land Use #23011 – Firestone-Minor Auto Repair – based upon the recommendation from the Planning Commission, as reflected in the minutes of 10/23/23, and the finding that the site plan and related information received by the Township meet the required standards and findings for Conditional Land Use. Specifically, that the following required standards and findings found in Section 36-224 of the Zoning Ordinance have been demonstrated by the applicant:

1. Will be harmonious, and in accordance, with the objectives and regulations of this

Ordinance.

2. Will be compatible with the natural environment and existing and future land uses in the vicinity.
3. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
4. That the proposed use will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, property or the public welfare.
5. That the proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. Will be compatible with the Township adopted general development plan.

Further, that the following conditions recommended by the Planning Commission be placed on the subject Conditional Land Use.

1. Two (2) EV charging stations – minimum Level 2 – be installed.
2. A pollution prevention plan be submitted with the site plan.

ATTACHMENTS:

[Firestone CU application](#)
[Firestone CU public hearing notice](#)
[Firestone CU review planner 1](#)
[Firestone CU review planner 2](#)
[Firestone CU review engineer](#)
[Firestone CU review fire](#)
[Firestone CU pc minutes 2023-10-23](#)
[Conditional Use Narrative](#)
[Firestone CU plans](#)
[Firestone CUP](#)

QUESTION: Shall this Motion be APPROVED?