

At its meeting, February 14, 2008, the Board of Zoning Appeals passed the following two (2) motions with respect to the application of Waterway Gas & Wash Company;

MOTION BY MAYOR ROTHSCHILD, SECONDED BY MR. COZZENS to grant a Special Permit to Waterway Gas & Wash Company, 727 Goddard Ave., Chesterfield, MO for a full service car wash, gasoline and convenience store facility with administrative office and training center/conference room on the second floor at 2216 Warrensville Center Road with the following conditions:

- 1. a 6ft. masonry wall is required and shall be tapered at both the north and south ends for line of site purposes;**
- 2. the location and configuration of the masonry wall is to be determined by the Architectural Review Board with the prospect that they will be able to place the wall in such a place as to increase the square footage of the adjoining residential properties;**
- 3. the landscaping shall be approved by the Architectural Review Board;**
- 4. lighting is to be directed downward and inward on the site and away from the residential district and lights over the canopy are to be recessed, not hanging down;**
- 5. signage shall be approved by the Architectural Review Board and the Police Department with respect to line of site at entry and exit;**
- 6. traffic signal shall be replaced or augmented with the cost to be paid by the developer and approved by the City;**
- 7. right hand turns Shall Not Be Permitted on Bushnell Road at any point and time; left hand only onto Warrensville Center Road.**
- 8. the approval is conditioned upon no wine, beer or spiritous liquor being sold at the establishment;**
- 9. the developer shall present a written commitment to turn away cars that are backed up into the street in order to prevent queuing in the street;**
- 10. final plans are subject to the approval of all City departments.**

On roll call, Mayor Rothschild, Mr. Zucker, Mr. Cozzens voted “aye,” Mrs. Rivers, voted “no.” and Mr. Jaffe abstained.

MOTION BY MR. ZUCKER, SECONDED BY MAYOR ROTHSCHILD to approve the following hours of operations:

- 1. Gasoline Service Station Operations: 7:00am - 10:00pm**
- 2. Car Wash Operations: 7:30am - 8:00pm**
- 3. Fuel Deliveries: 10:00am - 8:00pm**

On roll call, Mayor Rothschild, Mr. Zucker, Mr. Cozzens voted “aye,” Mrs. Rivers, voted “no.” and Mr. Jaffe abstained.