

11-10-2015

To Mr. Scott McCallough,

I'm writing in regard to R.E.SP-15-00368 City site Plan application for 900 Iowa St for the redevelopment of the site for a car Wash - We are very much against this. We are both elderly + the noise will be terrible. There is already enough noise + mess in the area. We pick up trash in our back yard all the time from the businesses there - We have lived here since 1952 + have seen a lot of changes some for the good + some not so good. When we bought our land from Dr. Ray Clark - We were told this will always be a residential area. Please take into consideration for the neighbors + do not let this pass. I'm sure he would not like having this behind his home -

Richard + Thelma Bellingjer
923 Highland Drive
Lawrence, Ks. 66044
Phone 785-843-8196

RECEIVED

NOV 13 2015

City County Planning Office
Lawrence, Kansas

From: [Elkins, Susan R.](#)
To: [Scott McCullough](#); [Leslie Soden](#); [Lisa Larsen](#); [Ron Schneider](#); [LJCC](#)
Cc: [Hurst Steve](#); [Yochim Jordan](#); winklma@comcast.net; [Sandra Day](#); [Sheila Stogsdill](#); [Diane Stoddard](#)
Subject: RE: Car wash 9th and Iowa, concerns from President, Lawrence Jewish Community Center
Date: Wednesday, November 11, 2015 4:44:30 PM

Greetings. Ron Schneider is indeed our primary contact. He is going to be out of town shortly, and our next Board meeting is Dec. 6. The Board as a whole has not yet met with Ron, and we need to schedule a Board discussion with him before any negotiations or discussions take place. We could call a special Board of Directors meeting, but that depends on Ron's availability as well as a Board quorum.

Thanks for your email. Appreciate your keeping in contact.

Thanks,

Susan

Susan Elkins

President, LJCC (Lawrence Jewish Community Congregation)

From: Scott McCullough [mailto:smccullough@lawrenceks.org]
Sent: Tuesday, November 10, 2015 2:28 PM
To: Elkins, Susan R.; Leslie Soden
Cc: Hurst Steve; Yochim Jordan; winklma@comcast.net; Sandra Day; Sheila Stogsdill; Diane Stoddard
Subject: RE: Car wash 9th and Iowa, concerns from President, Lawrence Jewish Community Center Vice Mayor, et al,

An update:

I spoke this morning with Marty Winkler, Treasurer for the Lawrence Jewish Community Congregation, about the Synagogue's concerns for noise. He advised that the congregation is being represented by Ron Schneider and that he and Susan Elkin are the primary contacts for them. I also spoke to Ron Schneider who advised he will be submitting the appeal this week (we actually received it today) and he will also be reaching out to the applicant and Paul Werner's office seeking resolution to the noise concerns (primarily noise but there may be other concerns). We spoke about hours of operation and other possible options to mitigate the concern. Ron will be out of the office next week and advised that he needs the Board's permission to negotiate with the applicant on these matters.

I also spoke with Scott Zaremba, property owner, to advise that an appeal will be made, which will hold in abeyance the approval of the site plan. He noted the concerns and stated he may try to reach Mr. Schneider this week to see if solutions can be determined in a timely fashion.

It is most helpful in these situations to have one contact point and this is typically the legal representative. So while I am happy to try to keep everyone in the loop, correspondence generated from this office will go primarily to Mr. Schneider unless the Congregation desires otherwise.

Please let me know of any questions.

Scott McCullough, Director

Planning and Development Services – www.lawrenceks.org

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<http://lawrenceks.org/pds/survey/satisfaction>."

From: Elkins, Susan R. [mailto:selkins@ku.edu]

Sent: Monday, November 09, 2015 9:02 PM

To: Leslie Soden

Cc: Scott McCullough; Hurst Steve; Yochim Jordan; LJCC

Subject: Re: Car wash 9th and Iowa, concerns from President, Lawrence Jewish Community Center

Hi. Will do. Just got off a plane and will contact you tomorrow.

Susan

Sent from my iPhone

On Nov 9, 2015, at 7:55 PM, "Leslie Soden" <lsoden@lawrenceks.org> wrote:

Thank you Susan. We are looking to have a conference call with the appropriate representatives of your center. Could you please compile a list and determine a couple of potential times we can chat? Thanks so much!

Leslie Soden, Vice Mayor
lsoden@lawrenceks.org
913-890-3647

On Nov 8, 2015, at 4:52 PM, Elkins, Susan R. <selkins@ku.edu> wrote:

November 9, 2015

Dear Vice Mayor Soden,

I am currently President of the Lawrence Jewish Community Congregation, 917 Highland Drive, Lawrence. In addition to my commitment as an officer and a member of the Board, my husband and I lead some of our weekly services and are key leaders for the annual High Holiday services. Our High Holidays services can serve up to 300 Jews, since we attract people from the greater Kansas City area as well as Lawrence. My husband, Jack Winerock, and I have been very active members for the 42 years we have lived in Lawrence. Our children were born in Lawrence and raised in this religious community.

I am deeply concerned about the proposed Zarco expansion in terms of potential disruption to our faith community, both as a house of worship and as a spiritual environment we have worked so hard to create. We have been an active synagogue since 1954.

Our building is used weekdays for occasional meetings and weekly classes, and we have a full-time administrative assistant. We are especially busy in the evenings for classes, meetings, lectures, social and cultural programs, and regular meetings of Lawrence groups (AA, girl scouts, etc.). Every Friday night and Sunday morning we have religious services or Sunday School. We are also very busy throughout the year with Jewish holidays and religious life cycle events, such as bar and bat mitzvahs, weddings, funerals, and so on. We are in the process of a revitalization campaign. We have this year resurfaced the parking lot and had water and sewer work done to prevent internal and external flooding. We are currently trying to raise money for the beautification of our social hall, Sunday School classrooms, worship sanctuary, and so on.

With all of these activities, we have serious concerns about a huge 24-hour car wash with high-level noise fans and outside vacuums as well as a food cart. We worry about the impact of the extra water and trash on our parking lot and premises, in general. The noise factor will disrupt daily and weekly activities, and we fear it will

discourage Jewish newcomers and other citizens of Lawrence who attend our lectures, cultural events, and religious services.

Because of long lines for our annual Blintz brunch, our major fundraiser, many wait outside to enter our building. Our main entrance is on the west side of the building where there is the most parking available and is closest to the proposed car wash. Because hundreds of people attend—many of them Lawrence residents—the constant loud noise from the car wash will not make it a pleasant experience. We depend on returning visitors, and we can't afford to have them discouraged by the noise.

Several of our members have checked out Hurricane Alley on Bauer Road, the other car wash similar to the one Zarco plans. The noise level was very high, and our members were extremely disturbed when they heard it. Having religious services so nearby such a loud facility would make it impossible to create the kind of spiritual atmosphere every religious community deserves.

Further, our Sunday School classes have occasional outside activities, and several of our holidays often take place outside. Like most faith, cultural, and social groups, we often talk in the parking lot before and after activities. It's part of being an active and vibrant community. The noise will make that impossible.

Finally, the proposed bushes to offset noise will not only provide insufficient noise abatement, but they may actually compromise our security. We were advised by the FBI to eliminate bushes behind our building because intruders could hide there. Being a synagogue, as you know, puts us at more risk than other houses of worship. We have had some vandalism over the years, and the police have been very helpful in taking their breaks in our lot and filling out paperwork there. So much extra noise and cover for potential intruders would make it hard to keep our premises secure.

Mr. Zaremba has always been a good neighbor. We hope there is some way to meet the complex needs of all parties in this transitional zone that involves commercial, spiritual, and residential property issues. Unfortunately, we are worried that any new facility with such a large footprint and noise level and adjacent to a house of worship and nearby residences may not be able to satisfy those needs.

Thank you for your attention to this matter.

Best,

Susan Elkins

President

Lawrence Jewish Community Congregation

selkins@ku.edu

From: [Steve](#)
To: [Sandra Day](#)
Cc: ljcc@sunflower.com
Subject: Project: 900 Iowa SP-15-00368; Proposed ZARCO Tunnel Car Wash; Comments and Request for Notification
Date: Thursday, September 17, 2015 9:49:38 AM

September 16, 2015

To: Sandra Day, Douglas County Planner
Re: Above Subject Proposal
Fr: Stephen A. Hurst, Lawrence Jewish Community Congregation, (LJCC),
Board Member & Past President

Dear Sandy,

Thank you so much for providing the requested Plan diagrams and layout for the above proposed project, and for getting me in touch with Matt Bond, County Storm-water Engineer, regarding our, (LJCC's) concerns regarding the above proposal. Matt Bond visited with me on the phone and assured me that the potential for water runoff onto the LJCC property on the East of the proposed site is addressed in the proposal design plan with the paved areas being curbed or cambered to retain any and all potential runoff onto our property. He also noted that the issue of trash, (paper-cups and towels and candy and food wrappers etc.), running off onto our property, which has been a continuing problem, will be addressed by the removal of the existing Trash Bin area and sloped concrete drain, and closing that gap in the fencing off. These all seem like positive steps toward addressing some of our concerns.

We do have several other concerns that I wish to put on the Proposal Comment Record and will enumerate here.

1. We request to have the LJCC, and myself as a Board Member, to be Notified in advance of any and all pending County Planning Commission review or comment periods or hearings or actions on the above subject Proposal.
2. We wish more information on the possible Sound Levels to be produced by this proposed Project, such as Air Blowers for drying vehicles, mechanical noises made by moving brushes and machinery inside and outside the Tunnel. We would like to know of any noise reduction measure included in the proposed construction and operation of the proposed project such as Sound Baffles inside our outside the proposed facility. Our concern is that our preexisting LJCC building is used as a house of Prayer and Meditation by a large part of the Lawrence Jewish Community for weekly worship and special holiday celebrations throughout the year. We do not want to have our use and enjoyment of our property as a place of quiet meditation interfered with by excessive noise that is audible inside of our structure.
3. We understand that tree planting and landscaping proposed along the fence line to the west of our property may be intended to alleviate some of the Noise issues mentioned above, but may raise other issues such as roots from plantings extending across our property line and

disturbing or undermining our newly surfaced and lined asphalt parking lot.

Again Sandra, thank you so much for responding to my questions and putting on record this list of concerns and request for advance notification on future actions.

You may use my E-mail for any correspondence, and please CC the LJCC Board of Directors at the CC E-mail address listed above.

Very truly yours,

Steve

Stephen A. Hurst, MPA, JD
LJCC Board Member, Past President
Hurstlaw@aol.com
(785) 766-0029

From: [Steve](#)
To: [Sandra Day](#)
Cc: [Matt Bond](#)
Subject: Re: 900 Iowa SP-15-00368
Date: Friday, August 14, 2015 4:37:35 PM

Dear Sandra,

Thanks so much for your quick response. I will send a list of our "concerns" which may include some proactive suggestions. Some of our concerns may already be addressed in the proposed plan. I will determine this as soon as I have had an opportunity to review the plan.

Will be in touch.

Sincerely,

Steve

Stephen A. Hurst, MPA, JD
LJCC, Past President and Board Member
Hurstlaw@aol.com
785-766-0029

-----Original Message-----

From: Sandra Day <sday@lawrenceks.org>
To: 'hurstlaw@aol.com' <hurstlaw@aol.com>
Cc: Matt Bond <mbond@lawrenceks.org>
Sent: Fri, Aug 14, 2015 3:17 pm
Subject: 900 Iowa SP-15-00368

Mr. Hurst, Attached are the proposed site plan documents related to redevelopment of the property at 900 Iowa. I have noted your concerns but ask that you please restate them either in a letter or email back. That way I can track them and make sure I have them addressed. Regarding stormwater and trash runoff I recommend you contact Matt Bond, City Stormwater Engineer. I have included him in this response. His number is 785-832-3142. I will be out of the office next week. Of you have questions in the mean time you can call the main office number and ask to speak with the Planner of the Day. I will address comments when I get back on the 24th. As far as project timing goes I am waiting on revised drawings and a response to comments made by staff. The timing is in the applicant's hands for now. Sandra L. Day, AICP, City/County Planner-sday@lawrenceks.org Planning Division |www.lawrenceks.org/pds P.O. Box 708, Lawrence, KS 66044 Office (785) 832-3161 | Fax (785) 832-3160 "Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey: <http://lawrenceks.org/pds/survey/satisfaction>."