

VILLAGE OF OAKWOOD
PLANNING COMMISSION
MEETING MINUTES

MEETING DATE: MARCH 7, 2022

TIME OF MEETING: 7:00 P.M. MEETING

PLACE OF MEETING: OAKWOOD VILLAGE – COUNCIL CHAMBERS

PRESENT: Rand Broadstreet - Chairperson
Peter Duffy
Malinda Harp
Joel Hladky (*Temporary PC Member*)
Ross Cirincione - Assistant Law Director
Mayor Gary Gottschalk

ABSENT: Tracy Moore

The Meeting was called to order at approximately 7:00 P.M. by Rand Broadstreet, Chairperson.

OLD BUSINESS: **CONTRACTOR: CAMPBELL CONSTRUCTION,**
CASE # PC21-126: **MR. DAVID AULGER**
 WASTE MANAGEMENT: MS. BETTY TRIMPER AND
 MR. VINCE CRAWFORD
 OWNER: CHAMBERS WASTE SYSTEMS OF OHIO
 DBA: WASTE MANAGEMENT, MR. AARON JOHNSON
 7450 OAK LEAF OVAL, OAKWOOD VILLAGE, OH
 44146 PP #795-50-016 Mr. Aulger is coming before the
 Planning Commission to request approval to erect a 32,025-sq.
 ft. addition to the existing building. (Section 1101 & 1140 of
 the Codified Ordinance)

MOTION TO REMOVE FROM TABLE CASE # PC21-126: was made by **Peter Duffy**, seconded by **Malinda Harp** and upon roll call the **MOTION PASSED** unanimously.

Nikki Chuppa is setting up Zoom capabilities due to the fact that there is one representative from Waste Management who will be attending this meeting remotely.

Mr. Cirincione: There are several representatives here tonight from Waste Management.

Swearing In of Representative Vince Crawford by Ross Cirincione:

Mr. Vince Crawford, Public Sector Representative for Waste Management: “Do you solemnly swear that the testimony and evidence you will present to the Planning Commission & Architectural Board of Review you give tonight will be the truth, the whole truth, and nothing but the truth so help you God?” **Mr. Crawford:** I do.

Swearing In of Representative David Aulger, Campbell Construction by Ross

Cirincione: “Do you solemnly swear that the testimony and evidence you will present to the Planning Commission & Architectural Board of Review you give tonight will be the truth, the whole truth, and nothing but the truth so help you God?” **Mr. Aulger:** I do.

Swearing In of Representative Betty Trimper, Waste Management by Ross

Cirincione: “Do you solemnly swear that the testimony and evidence you will present to the Planning Commission & Architectural Board of Review you give tonight will be the truth, the whole truth, and nothing but the truth so help you God?” **Ms. Trimper:** I do.

Swearing In of Representative Gregory Spinos, Argo Navis Assets LLC by Ross

Cirincione: “Do you solemnly swear that the testimony and evidence you will present to the Planning Commission & Architectural Board of Review you give tonight will be the truth, the whole truth, and nothing but the truth so help you God?” **Mr. Spinos:** I do.

Mr. Crawford, Waste Management: I have worked with Waste Management for 20 years and I have worked with the Village of Oakwood for a long time.

Tonight, I have with me **Betty Trimper, Area Manager for Waste Management Recycling Collections & Sorting, David Aulger, Campbell Construction Representative,** (who will be constructing the building) and on **Zoom, Johann Chandler, Facility Engineer.**

We have been working with Mayor Gottschalk and his administration for quite a few months to provide the best insight and overview of what our proposal is for. At this time, I will provide a high-level overview of what the facility expansion will be and if you have questions, myself and the facility representatives will address them.

Our current facility is the transfer station and the recycling facility, which would be the backside of the whole building and the recycling facility. That section of 7,000-sq. ft. is currently where we store the bales we make. We make bales of cardboard, aluminum and plastic. That gets shipped out to be made into new product; whether it’s a new aluminum can, or a new milk bottle, that’s what those recyclables are used for.

With the addition going up to 32,000-sq. ft. that would allow us more storage for that material. Our goal is to bring in new updated machinery. The current machinery that we have for the recycling is very old, and is not as functional.

The current machinery we have in place is incapable of extracting all the recyclables as the new updated 2022 version is able to do. This would be a big investment on our part. It would cost us about 26 million dollars to put into the facility itself.

David Aulger brought with him some beautiful renderings of what the proposed building addition would look like. We will make it look better all the way around. This addition will also bring in new jobs. We hope to have 40 new employees working on the recycling portion to extract more material and do a better job of recycling. We need that extra footprint for bale storage and shipping as trucks come in and out.

The renderings will show that we are planning to put in more trees and landscaping around all the sides of the facility, and on the northern and back side of the facility as well. There are also a ton of trees on the I-271 side.

Mrs. Jackie McDonald, ABR Member: There is a residential area right behind that and if there's going to be just a few scattered trees, the residents will not be happy with that. It would have to be heavily landscaped in that area. What type of trees will you be putting in?

Mr. David Aulger, Campbell Construction: We are proposing to put in Austrian Pines.

Ms. Patricia Christian, ABR Chairperson: We would also like to know how many trees you are putting in?

Mr. Cirincione: Any landscaping should be submitted to our landscape architect for approval so that we can be assured there will be sufficient coverage to give that property a nice border. Even if people have objections now to the way it looks, you can remove those objections by putting in adequate screening with adequate plantings.

Ms. Betty Trimper, Waste Management: We have been very upfront with the Mayor and let him know we would work with him for what would meet Oakwood's needs to landscape that northern side.

Mr. Crawford: What the residents will see when the addition is complete will be a much prettier building than what they are looking at today, if they can even see through the proposed trees. We're not raising the building any higher.

Mrs. McDonald: Okay, but the building is going to be extended beyond where it is right now? Is that correct?

Mr. Crawford: The building is still on the same footprint. As far as the expansion goes, the building itself is the same square size from end to end, so what somebody sees is not going to change; it will just look better.

Ms. Christian: Can I ask about all the rubbish we get on the road where the building is? I go up and down that road, and I think: “Oh my God, what do people from out of town who go down that road think of Oakwood?” They see all the papers and cans from the rubbish area. I’m ashamed of that. We live in Oakwood Village and we’re proud of this place. To be honest, you guys don’t pick that rubbish up very often.

Mr. Crawford: In the winter, it is more difficult to maintain, but we have crews that go out every day to pick up litter. We make sure they have it documented, and the Fire Chief may be able to speak on that as well because he has asked us about that in the past to make sure our crews are out there doing that.

We are proud to be in Oakwood Village as well. Waste Management is an environmental solution provider. We want to do more recycling and less waste. This proposed addition to this facility will process more of the recyclables versus having more waste. Now that doesn’t mean that we’re going to stop cleaning up; that’s part of our daily landscaping. If we need to put in more trees, we’ll do that. That is one of the things we discussed extensively with the mayor. Mayor Gottschalk was very adamant that we have the right amount of landscape. Additional landscape can be added.

Ms. Christian: The rubbish also creates a rodent problem. Residents live around there and that is very close to them and the rodent problem makes them afraid. Do you have some kind of animal control?

Ms. Trimper: Yes, we have rodent control processes in place that will stay in place. The addition is related to the recycling side only. It’s not about bringing in more trash; it’s about having a more efficient operation. Concerns about the debris and recycling will allow us to efficiently process and keep material moving and not have a stock pile of material and debris around the neighborhood.

As a company, we are required to have rodent control. That is not going to stop regardless of the recycling center. Every one of our facilities has that protocol, not just the one in Oakwood Village.

Mr. Crawford: One of the other big additions to this proposed facility that will be very important is a piece of equipment that will cost half a million dollars. It is a fire suppression system that will be monitored 24/7 by a company. If something were to happen at the facility, there would be someone who would be able to visually see where that fire suppression needs to go to in the facility. It is a state-of-the-art piece of equipment. At this point, we would like to show renderings of what the proposed building will look like.

Mr. Duffy: Mr. Crawford our Village Engineer, Ed Hren, sent out a last-minute letter and documents regarding this case. Did you receive them and if so, do you have any questions?

Mr. Crawford: Yes, I received them. He basically said that everything looked to be in order, and I don’t have any questions regarding the letter.

Project Overview Renderings

Mr. Aulger: *(Refer to drawings on colored site plan)* This is our colored site plan. North is shown by the direction arrow on the drawing. Oak Leaf Oval and Oak Leaf Road are shown on the bottom of the north drawing. The existing facility is in the tan color in the center of the property. The 7,000-sq. ft. existing portion of the property that Vince Crawford mentioned earlier is also shown, and that is represented by the dash and rectangle. That is being removed and replaced with the 32,000-sq. ft. addition.

Most of the existing pavement that you see to the east side of the property will remain. To the west side of the property, we are adding a vehicular access drive, four (4) truck docks on the west side of the building and then additional employee parking along the south side of the addition. The trees that Vince mentioned will go along the north property line.

I counted 63 trees spaced in a double staggered row pattern except for the area where the existing pavement gets close to the property line. My understanding is that the trees along Oakleaf Oval are Austrian Pines. We want to keep with the existing landscape architecture and use that same species of tree along this edge.

The adjacent property to the north is zoned I-2 as well as the adjacent property to the west. In checking with the current zoning map, there are two additional properties to the north that are also zoned I-2 before there is the residential property the Commission mentioned.

The floor plan of the proposed addition is shown on the drawings. The area and the addition there is not in color but has a lot of lines on it that shows what is existing, what is new and what is being demolished. What is of more importance are the esthetic views of the structure. The north elevation is what would be viewed from the property adjacent to the north. From this line on would be the existing building. From this line to the left is the new addition. It is a pre-engineered metal building structure. It will have an 8-foot-high concrete abuse wall all the way around that will be painted green. The metal building siding will be white with green bands painted on it. As part of the beautification and enhancement of the existing building that Vince already mentioned, we will be repairing the existing materials on the existing building, and then painting the green accents that you see here as well as the brand "Waste Management" logo in their corporate colors of green and yellow.

On the bottom of the drawing, is the west elevation, and again the full-length concrete abuse wall, pre-engineered metal building siding and standing seamed metal roof. The eave elevation is 36-feet high and will rise at a 1/12 slope to where it meets the existing building, but that slope continues to where you see it on the site drawing. That elevation is approximately 53.8-inches, which is less than the zoning ordinance maximum of 55-inches, so we have not exceeded that requirement.

The south elevation shows a line heading east out of the existing building and heading west is the new addition. Once again, we will repair the existing materials, painting them and improve the esthetics. Corporate branding will be added to that elevation, and the green painted stripe goes around the building. The east elevation faces the highway, and there is probably 200-feet of woods between the building and the highway.

Ms. Harp: A person who is looking east to west would not be able to see the addition, correct?

Mr. Aulger: That is correct.

Ms. Harp: So, from the west elevation that faces the residential area of North Lane, would they be able to see anything?

Mr. Aulger: They would see a newer nicer looking building.

Ms. Harp: How far are the property lines on North Lane from the area that will have the single line of trees?

Mr. Aulger: It's hard to ascertain on my phone what that dimension is. The property line to the west is 240-feet to our building. The corner of that property is probably 600-feet to our property.

Ms. Harp: I'm only interested in how this facility is going to impact the residents of North Lane whose back yards abut your property.

Mr. Aulger: Those properties on North Lane do not abut this property.

Ms. Harp: What is in between there?

Mr. Aulger: There are two other properties that are also industrially zoned. (*Referring to drawing*) The corner property is 600-feet from there to there, and is another 1,200-feet from here to this residential property you're talking about. Right now, that property is being developed by another developer. So, there will be another building in between the row of trees and that residential property.

Ms. Harp: That makes it clearer.

Mayor Gottschalk: Mr. Chairman, if I might make a comment. (*Referring to the power lines and Interstate McBee*) It's difficult at this point to know exactly how we're going to landscape it, but the addition is going to look much nicer than what it was. Good landscaping will probably be on the Interstate McBee property where they won't have to deal with the power lines. In addition, we're going to get an easement on the back yards of the homes on North Lane to be able to landscape those. Also, we are going to apply for what is called a TIF. With that, we will receive money every year that would have been going to the County in property taxes coming back to Oakwood Village.

We're going to designate how we're going to use it other than what Waste Management is doing with screening the north side of their building on the Interstate McBee Property. I care about the back yards on North Lane as well as the entrances on Wright & Free Avenues that can be dressed up as well. We're looking from the County to receive probably about 35 or 40,000 dollars a year coming in for about 15 years. Not only are we counting on Waste Management to do what they're doing, but in addition, those doors are being closed when operations are done at the end of the day, correct?

Ms. Trimper: That's correct. Operations usually end by 5:30 or 6:00 P.M. at the latest.

Mayor Gottschalk: Most of those ten doors at Waste Management are never closed. Four of those doors are never closed because they weren't operational in the first place.

Ms. Harp: Mr. Aulger I appreciate that you stated that the North side of this facility does not abut North Lane resident's back yards because there is 1,200-sq. ft. that is being developed by another company. Is that correct?

Mr. Aulger: Yes, that's correct and Interstate McBee is the name of the company.

Mayor Gottschalk: It's up to the resident's themselves to give us an easement to use their back yards if they want the screening.

Mrs. McDonald: Are those residents aware that they would have to give up their back yard for easement screening?

Mayor Gottschalk: No, the residents are not aware of that. We first have to see if this gets passed. With ABR, this would be approved contingent on once the plans are put together. In terms of Interstate McBee, they received a half-million dollar grant just to rehab that land. Now we will be able to decide how to best be able to screen at least the building before we even get to the back yards of the people. That will be known within that next three months. This issue will come back before you within the next month and a half.

Ms. Christian: I questioned the idea of the Waste Management trucks [spilling recyclables] out of the trucks especially on the side streets. They should clean that up more.

Mayor Gottschalk: Twice a week I expect Waste Management to go down Oak Leaf Road to pick up anything that has been thrown out of those trucks. I had a problem with this when I thought they were expanding to solid waste, but it's recyclables only. Actually, they will be packed and stacked better, so there will be less truck traffic than more.

Mr. Cirincione: What impact will the expansion of recyclables on site there have on traffic with trucks coming in and out of there?

Mr. Crawford: Since these are recyclables, the truck traffic entering and existing off Oakleaf Road is completely separate from our employee and pedestrian parking lot. We don't anticipate that there will be any change as far as the industrial zoning of the traffic flow. We don't need a new road or expansion of anything. Essentially, we have two types of recycling right now. Some of those materials that come to that facility get shipped to Akron to get recycled in Akron at a different facility. So those materials we're sending out in trucks are shipped in more frequent loads because they are of a lighter material which would be processed, baled and shipped to its end destination. That means there will be fewer trucks transporting that material outside the facility at that point.

There should be no impact on traffic. Where the distribution center is on Oakleaf Oval, you see the distribution trucks parked on the side of the road all the time. Our trucks are always on our property and are never parked on the road and would not impact any of the trucks entering or existing the facility.

Mr. Hladky: So, the doors on the existing building will be repaired and will be operational as well as the doors of the facility?

Mr. Crawford: Yes. We continuously repair the doors. Unfortunately, getting the parts for the doors has been one of our biggest hang ups. Those are 40-foot doors, and we have one door that is on order. A brand-new door cost \$40,000.00 but it will be fully operational. As of right now we have eight doors that are working.

Ms. Trimper: You may be referring to the north side doors. Today, those doors are not operational. Those doors are all getting replaced. As far as the whole outside upgrade to make one uniform look, all doors will look the same, and all doors will be operational and closed at the end of the day.

Mr. Hladky: As you drive down Oakleaf Road, you can see inside and there is an odor that comes out of the building. I think with the doors closed that should help the situation.

Mr. Broadstreet: Are there any other questions?

Ms. Harp: Ed Hren's letter of March 7, 2022 in order to approve the application suggests that we invoke Chapter 1193 for like and similar use. Was it appropriate that it used the wording "originally" and we're going to change it to "promoting"? (*inaudible*)

Mr. Cirincione: There was a question of whether or not it was non-conforming. However, when Jim Climer and I looked at the Code Section 1193, this would be permissible as a separate use if the Planning Commission finds that it is a like and similar use to the manufacturing aspect of putting together the bales of plastics and other recyclables. If it were to be approved it would be approved as a like and similar use under Chapter 1193 in product distribution which is regulated by Chapter 1173.

2. Chagrin Valley Engineering wanted four directional ground signs. The first sign will be located immediately inside the entrance off Forbes Road. It will be installed on the island of the property that separates the CVE parking lot from the Open Systems parking lot. They want to put a directional sign in the middle of that island.

That sign will be made of poly-carb, which is a 1/2-inch, 3-ply plastic material and will be “V” carved into that material and will be attached to a 7-ft. 4 X 4 PVC white post that will be imbedded into the ground approximately 36-inches.

3. Next is a directional main ground sign made of the same material; a poly- carb white/black/white material. It will be “V” carved with borders to it as well, and will be on attached to a 7-ft. 2 X 2 PVC white post that will be imbedded into the ground approximately 36-inches. That will let customers to this location know where the main entrance to their building and office is. All these signs are single sided.
- 4/5. There are two other signs; the same material with the same type of posts except these are smaller - 18” X 18” (2.25-sq. ft). One sign is for “employees only” and a directional arrow directing guests to use the main entrance to the right side of the building.
6. This sign will be made of the same material as the others with the same posts, 18” X 18” and shows Chagrin Valley Engineering. The border and letters are all “V” carved directly into the sign which allows the black to show three.

This is good material. It doesn’t rot or rust, and it can’t be vandalized. It is a great material.

MOTION TO APPROVE CASE # PC21-101: was made by **Peter Duffy**, seconded by **Malinda Harp** and upon roll call the **MOTION PASSED** unanimously.

**CASE # PC22-102: APPLICANT: ADVANCED SIGN, MR. GABRIEL BARTLETT
 LEVIN FURNITURE, MR. SCOTT FRAZIER
 BUSINESS OWNER: T HAWTHORNE VALLEY OH LLC
 23100 Broadway Avenue, Oakwood Village, OH 44146
 PP #795-05-002**

Mr. Scott Frazier, Levin Furniture Operations Director: I have been with Levin Furniture for 39 years. Our store currently has red letters on the front façade that shows Levin Furniture. On the western end of the building is a two-dimensional tower. On the northern plane we want to put “Levin Furniture” and on the southern plane we want to put “Levin Mattress” which faces the freeway heading south. As you go down Broadway Avenue, we have the Hawthorne Valley marquis. Currently there is a white panel with red letters that says Levin Furniture. We want to reverse that to a red background with white font letters that will show “Levin Furniture & Mattress”.

Mr. Duffy: What size is that sign?

Mr. Gabriel Bartlett, Advanced Sign: That marquis is currently 107.75-inches in height and 36.37-width.

Mr. Frazier: We're not changing the current footprint of anything. The current facades are red and we're changing that to white. The marquis monument will be changed from a white background to a red background.

Mr. Cirincione: So, it's going to be the same area then?

Mr. Frazier: That's correct. We're not taking up any more space sign wise. The sign that is there now is old neon technology, and we're fighting to keep it on and I would like to keep it illuminated so the neighborhood looks nice. So, we're updating to all LED technology.

Ms. Harp: So, the sign on Broadway Avenue is illuminated?

Mr. Frazier: I believe it's illuminated from above. The whole monument is illuminated and the panels are within a metal frame and are bolted together.

Ms. Harp: None of the sizes are changing, you're just changing colors?

Mr. Frazier: Correct. Actually, the Levin Furniture & Mattress sign on the front will be a little smaller because we had to drop the font size down in order to accommodate the two words, "furniture and mattress".

MOTION TO APPROVE CASE # PC21-102: was made by **Peter Duffy**, seconded by **Joel Hladky** and upon roll call the **MOTION PASSED** unanimously.

CASE # PC22-103: **ARGO NAVIS ASSETS LLC - MR. GREGORY SPINOS**
7375 Macedonia Road, Oakwood Village, OH 44146
PP #795-19-041

Mr. Spinós: Myself and my wife Megan are the actual owners of the business. My construction company is the one that occupies the building. We've been working with Mayor Gottschalk and the Village of Oakwood for the last two years. We have also been working with Ed Hren, Oakwood Village Engineer for the past month to come up with a proposal for preliminary approval for the proposed site plan.

The site plan changed a little bit over the last week because of the discussion we had with Ed Hren and Mayor Gottschalk. The building is going to stay in the same place, but will move away from the R-1 which is to the south. It will move a couple of feet forward. The footprint is going to be a little bigger; from 3,200-sq. ft. to 3,600-sq. ft. but because of the age of the building, there have been subsequent codes that have changed and will require a few variances. That was my discussion with Ed Hren.

So today, we have brought all the information about the building, the building layout, what the site would look like, our parking, and where we're going to load everything. Basically, it's the same building with the doors all oriented away from RF-1 towards the General Business District. That was the suggestion that we were given. I'm not particular as to the building's orientation, I'm more interested in the building's utility. If it works better for the community on the residential side, then I'm perfectly fine with that.

Mr. Broadstreet: Do I understand correctly that you are doing this in two different colors of steel?

Mr. Spinos: Yes, that is correct.

Mr. Broadstreet: Did anyone in the Village bother to mention to you about constructing this in split-face block?

Mr. Spinos: Mayor Gottschalk, Ed Hren and myself had a discussion about that. They said that would be something I would have to have a variance for. It would be a pre-engineered all steel building. The building would be constructed with very good steel siding. It will not turn in to anything that would look horrible over the years.

These are the same buildings that are approved in Dade County for high winds, and the same materials used for world head quarters' buildings that build firestones, and use them on a regular basis. Across the front of the building, with the door placement, there would only be a couple of feet of area. That is the discussion I had with Mayor Gottschalk and I would have to discuss getting a variance for that with the Zoning Board.

Mr. Broadstreet: Between the Planning Commission & ABR, we have had a fairly hard and fast rule for about 25 years that any building seen from Broadway Avenue would have to be built at least a third of the way up with split face block.

Mr. Spinos: I was not aware of that hard fast rule. Is that something that I would be able to discuss and get a variance on, or is there just no way around it?

Mr. Broadstreet: We haven't changed our minds about that in 25 years.

Mr. Spinos: So, does it have to be split-face block? The design of the building is actually for slab on grade. The design that you're talking about would probably raise the price \$50,000.00.

Mr. Broadstreet: I understand that, but we live here and we will have to look at it long after you're gone.

Mr. Spinos: I think it would be a very attractive building.

Mr. Broadstreet: I'm sure you do think it would be a very attractive building, and no you don't like the idea of having to pay \$50,000.00 more.

Mr. Spinos: So, is the north elevation the side that would have to have split-face block?

Mr. Broadstreet: Whatever elevation is visible from Macedonia Road and from Broadway Avenue would have to have split-face block.

Mr. Spinos: So, that would be two sides; the north side and the west side.

Mr. Broadstreet: If your south elevation would be visible from Macedonia Road, the only side that would be exempt would be the east side.

Mr. Spinos: Something for consideration, it being up against R-1 just going through the Code and seeing what your landscaping and screening requirements are, there will be screening up against the south side between the actual building that's there and the Residential R-1.

Also, during my discussion with Mayor Gottschalk, this would be a property that he would go after a TIF for. That type of money might be available to do some additional improvements on a regular basis to maintain it and to even add some other things like landscape or anything else that would have to go across the front.

Mr. Broadstreet: I understand what you're saying, however landscape comes and goes.

Mr. Duffy: What is our resolve? Is this something we should consider tabling? I believe what we're hung up on is the split-faced block.

Mr. Broadstreet: If that's what the Planning Commission wants to do.

Mr. Spinos: I'm willing to look into it to see what the additional materials would cost. It's just that the footer changes. The footer you're talking about would be for a traditional building. My proposed building is all supported on the frame itself, up and over. Around the perimeter there isn't any support. All the support is held by the skeleton, so putting that on there would just be an esthetic.

Mr. Broadstreet: I understand that entirely, and the esthetic is what were looking for.

Mr. Spinos: There's other options that can be attached directly to the building to give it the look, but it won't be split-face block.

Mr. Broadstreet: Well, if you want to come up with some other ideas you can do that.

Mr. Cirincione: If I can make a suggestion. This all came together pretty recently. There were some changes that were made recently, and I know there are a lot of conditions to Ed Hren's March 7th letter which require variances. What I suggest is to table this case to give you an opportunity to see what other options there are so that you and the Planning Commission can come up with some kind of compromise that would satisfy both you and the Planning Commission as a whole.

Mr. Spinos: I'm for that. The only thing I'm pressed with right now is the rising cost and price of all the commodities needed to build the building. In addition to that is the interest rate which is now going up. When I first looked at this, the interest rate was around 5%. Now it's around 5-1/4% or 5-75% which could kill the whole deal. Time is of the essence right now for me.

Mr. Broadstreet: We could have a special meeting for you so that you don't have to wait another 30 days.

Mr. Spinos: That would be great.

Mr. Duffy: I would like to make a motion that we table this case until such time as Mr. Spinos is able to present to the Planning Commission other options that would satisfy both himself and the Planning Commission.

Mr. Spinos: So, you would like to see samples of wainscoting for 1/3rd of the way up on the building?

Mr. Broadstreet: Yes.

Mr. Cirincione: It would also be advantageous for the applicant to get with Ed Hren and the Building Department to see if structurally there is something that can be accomplished that would meet both the Planning Commission and the applicants needs and requirements regarding this building.

Mr. Spinos: I do have a product in mind that could be attached to the building for esthetic purposes. I can send that information directly to Ed Hren for his feedback. I would like a preliminary authorization to go ahead with the site plan and the building so that I can start making the purchases I need to make.

MOTION TO TABLE CASE # PC21-103: was made by **Peter Duffy**, seconded by **Rand Broadstreet** and upon roll call the **MOTION PASSED** unanimously.

MOTION TO APPROVE REGULAR PLANNING COMMISSION MINUTES FOR JANUARY 3, 2022 was made by **Peter Duffy**, and seconded by **Malinda Harp** and upon roll call the **MOTION PASSED** unanimously.

Mr. Duffy: The Mayor wanted us to give our input on the "Electronic Digital Billboard Sign Ordinance" he handed out. Does anyone have any input on it?

Mr. Cirincione: I was going to suggest that if anyone has any questions or comments, you can write them down and the Law Department can address those and try to have answers at the next meeting.

Mr. Duffy: So, this comes to us for our consideration and then goes to the Council and Mayor?

Mr. Cirincione: Yes.

OTHER MATTERS FOR DISCUSSION:

Question from Joel Hladky regarding his temporary employment as a Planning Commission Member:

Mr. Hladky: I have a question. I was appointed as a temporary member of the Planning Commission for three months. According to those terms, this is my third month. What should I do from this point on?

Mr. Cirincione: I'll talk to the Law Director and the Mayor and see what the next step is for you and get back with you.

Mr. Hladky: Okay.

Comment from Fire Chief Shade Regarding Tonight's Planning Commission Meeting:

Fire Chief Shade: I appreciate how the Planning Commission handled everything when Waste Management was here tonight. It's nice when you have these meetings and they are looking to do improvements to their building. However, your comments about some of things they are doing that have gradually fallen to the wayside like smells, recyclable debris and not closing the doors on their property needs to be brought to their attention.

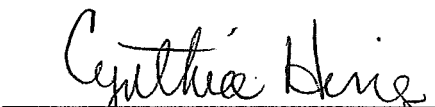
There are food businesses in that area and then there is Waste Management. Nobody wants the garbage there from that place, but the residents like it when we pick it up. Not that we really want that stuff over there but we're stuck with it. At least they're going to do more with the recycling and improve their facility to do things more efficiently. There were 30 fires there last year, which happened inside the piles of debris. So, thank you very much for considering this because that helps the Fire Department do our job.

MOTION TO ADJOURN MEETING was made by **Peter Duffy**, seconded by **Rand Broadstreet** and upon roll call the **MOTION PASSED** unanimously.

Meeting Adjourned at approximately 8:19 P.M.



Rand Broadstreet
Chairperson



Cynthia Hines
Recording Secretary