

SITE PLAN REVIEW MINUTES

April 29, 1998

- I. The representatives of Faith Fellowship Community Center were present. The meeting was called to order by James J. Benekos. Present for the City were Mayor Francis H. Cicchinelli, Jr., Captain Gary Slinger, James Witherspoon, Dan Ackerman, Steve Hamit and James J. Benekos.

- 1) The zoning seems to be O-1 which the proposal fits the set back of 20'.
- 2) The down spouts are being hooked into the existing down spouts, which drain to the street.
- 3) The parking seems to be suitable.
- 4) The handicap spaces need to be indicated.
- 5) The fire alarm plans and lines need to be indicated on the plans.
- 6) A fire wall will be installed between the front section and the existing structure.

Mayor Cicchinelli made a motion to accept the site plan contingent on all comments being addressed. Motion was seconded by Jim Witherspoon and passed unanimously.

- II. The trailer to facilitate the clean-up of the old Red Head site at 309 Lincoln Way West. Douglas A. Darrah of Flour Daniel GTI was present representing the interest of the owner.

Mr. Darrah gave a brief history and process description to bring the board up to date on the clean-up in progress.

- 1) Jim Benekos asked what equipment was on site and the schedule that Super America is proposing. Mr. Darrah said they were in the process of drilling the last of the three wells today. Jim asked if all permits had been obtained. Mr. Darrah replied yes, from the Ohio EPA.
- 2) Jim then mentioned that they had not received the City's permission to drill any wells that is what this site plan was for along with the placement of the trailer. Mr. Darrah apologized stating in other municipalities he had not needed the City's approval to drill wells.
- 3) Mayor Cicchinelli then asked if Mr. Darrah would stop drilling and stop all work until the City could approve said site plan. Mr. Darrah replied that he would comply.

- 4) Steve Hamit had asked Mr. Darrah if he had noticed that his NPDES permits, which fell under the State of Ohio blanket permit, had expired February 1998. Mr. Darrah said that he did not know that it had expired and he would check into its status or if it had already been renewed and he had just not received the paper work.
- 5) Dan Ackerman asked if the intent was to discharge into the storm or sanitary sewer. Mr. Darrah replied the storm sewer.
- 6) Jim Benekos asked about the noise level and the time of recycle for the pumps. Mr. Darrah stated that the pumps are two phase pumps so the noise level is minimal. They will probably run every 15 minutes.
- 7) The City would like to have a copy of Mr. Darrah's EPA monthly report.

No vote was taken to approve the site plan due to lack of information.

After the meeting adjourned, Mr. Darrah, Jim Benekos, Jim Witherspoon, Captain Gary Slinger, Dan Ackerman and Steve Hamit remained to discuss any further questions.

The above mentioned City officials requested that Mr. Darrah revise the site plan and acquire the new permits from the Ohio EPA prior to resubmitting the necessary items. The City would review the returned documents and then set a second site plan review meeting as soon as possible to remedy the situation at hand.

The following items were discussed and should be addressed by Mr. Darrah:

- 1) The oil and water separator (55 gal. drum)
 - High level shut off
- 2) Rate of pumping, 6 gpm
- 3) Constant monitoring of the inside of the trailer
- 4) Grass seeding ditch, erosion control and site maintenance
- 5) 24-hour emergency contact phone number
- 6) Security of trailer
- 7) Outside appearance
- 8) Visitation to the site by Company personnel
- 9) Safety concerns - police & fire,
 - Emergency shut-off
 - Entrance without key
- 10) Full-size set of plans with all corrections