

# *CITY OF MASSILLON, OHIO*

## *Site Plan Review Committee Meeting Minutes August 12, 1998*

The Massillon City Site Plan Review Committee met on Wednesday, August 12, 1998, at 11:00 A.M., in the Mayor's Conference Room. Present were Mayor Francis H. Cicchinelli, Jr., Community Development Director Aane Aaby; City Engineer Jim Benekos; Chief Building Official Jim Witherspoon, and Fire Captain Gary Slinger.

The purpose of the meeting was to review the site plan for the expansion of Aultman West, through the construction of an in-patient hospital facility, to be located on the west side of Wales Road, N.E., north of Burd Avenue. Craig Neymeyer from Aultman Health Foundation and Bryan Ashman from Cooper & Associates were also present at the meeting. The following items were discussed during the plan review:

1. Mr. Neymeyer stated that the new facility will be connected to Aultman's existing ambulatory/out-patient clinic presently on site. The facility will also be connected via covered walkway with the adjacent medical office building. Once construction of the addition is completed, the entire Aultman West facility will be 100,000 S.F. in size.
2. Mr. Ashman reported that a portion of the project site is outside the City's Corporate Boundaries. Stark County Regional Planning Commission has issued a waiver of site plan review for this project contingent on receipt of the following: (1) A copy of the City site plan review committee minutes; and (2) Acceptance of the project drainage plans by the City Engineer.
3. Mr. Aaby stated that the site plan complies with City zoning requirements for building setbacks and off-street parking layout.
4. Captain Slinger stated that he has already met with the architect/engineer to review the building plans and he has no additional comments at this time.
5. Mr. Witherspoon stated that he has reviewed the provisions for demolition of the existing commercial building on the site, and he has no further comments at this time.
6. Mr. Benekos stated that a sanitary sewer permit will be required for any demolition and that any sanitary line will have to be removed to the property line and capped.

- 7 Mr. Benekos stated that, although the project site does not meet the five acre requirement, a storm water pollution prevention plan should be prepared and submitted to the Stark Soil and Water Conservation Office.
- 8 Mr. Benekos stated that the storm drainage outlet plans still need to be finalized. Mr. Neymeyer replied that Aultman would prefer any detention to be kept underground if at all possible. Mr. Ashman stated that the drainage plans will be submitted upon completion.
- 9 Mr. Benekos requested that Aultman consider installation of curbing along Wales Avenue. Mr. Ashman replied that they will need to apply to ODOT for a street opening permit along Wales Road. Curbing could be included as part of the permit request.
- 10 Mr. Benekos noted that the sanitary sewer crosses the storm sewer at several locations on site and that the relative depth of the lines should be indicated on the plan to determine whether or where encasement saddles might be needed. Mr. Benekos also noted that, although it is not a City concern, the alignment of the on site sanitary laterals could cause a future maintenance problem for the hospital. Mr. Ashman replied that they will review this issue.

Mr. Benekos made a motion to approve this site plan, subject to the above comments. Seconded by Mr. Aaby, the motion carried. No further business appearing before the Committee, the meeting adjourned at 11:30 A.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Aane Aaby', written in a cursive style.

Aane Aaby, Clerk