

# *CITY OF MASSILLON, OHIO*

## *Site Plan Review Committee Meeting Minutes October 23, 1998*

The Massillon City Site Plan Review Committee met on Friday, October 23, 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; Gary Slinger from the Fire Department; and Dan Ackerman from the Wastewater Treatment Plant.

The purpose of the meeting was to review the site plan for the construction of a new facility for Martin Pallet, to be located at 1414 Industrial Avenue, S.W.. Tom Martin from Martin Pallet, Inc., and Kim Schumacher from Schumacher Construction were present at the meeting representing the project. The following items were discussed during the plan review:

1. Mr. Schumacher explained that the facility will be an L-shaped building, 12,500 square feet in size, with an office area in front, a manufacturing area in the rear, and a maintenance area on the side. There will be an asphalt paved visitors off-street parking area in front, with 6 spaces, including 2 handicapped spaces. The pallets will be stored in the rear of the site. The L-shaped configuration of the building will serve to screen this storage area from the road.
2. Mr. Aaby stated that the property is zoned I-1 light industrial and the 60 foot front building setback complies with City zoning requirements.
3. In response to a question from Mr. Benekos concerning storm water drainage, Mr. Schumacher stated that the company plans to use the existing on-site pond for retention.
4. Mr. Benekos stated that there should be a 6" concrete apron for the driveway to the visitor parking lot. In addition, all existing and proposed driveways should be permanently paved with a dust-free surface within one year. Mr. Schumacher explained that Martin Pallet is presently also operating a yard waste composting facility on the site. Some of the machines used in this operation are quite large and heavy and would cause much wear and maintenance for a permanently paved driveway. Mr. Benekos responded that the company's operation need to be dust-free and that the zoning code calls for a one-year period to provide the permanent driveway surface. Mayor Cicchinelli stated that the City will cooperate with Martin Pallet in this regard, but that it is in the company's best interest to

control dust in their operations. Both Mr. Martin and Mr. Schumacher agreed that this matter can be resolved to the satisfaction of the City.

5. Mr. Ackerman asked whether the building will have any floor drains. Mr. Schumacher replied that the only sanitary sewer in the building will be for the rest rooms.

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

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

Aane Aaby, Clerk