

Mr. Heilmeier: If you would ever leave the facility, will you take those with you, or do they stay there forever?

Mr. Miller: The gun loading facility is designed to be taken with us, I'm not sure what the lease terms of agreement are on the radiation facility. When we do exit a facility, we perform wipe tests. Before we exit a facility, we have to perform wipe tests, which look for radiation leaks, any background radiation that may have been left behind, and everything gets leak tested and checked and submitted to the Department of Health for compliance checks before we can legally turn over a facility. So, in the event that we did leave this behind, we would ensure that no background radiation was left behind so that the new tenant would have a safe and secure building.

Mrs. Oliver: When you bring in this truck that will transport the material and the gun, I'm assuming that all goes on one vehicle?

Mr. Miller: They are shipped in separate vehicles.

Mrs. Oliver: Approximately how far from this facility might you be traveling?

Mr. Miller: We cover everything in the Northeast. Anywhere from 20 minutes away to 8 hours away.

Mrs. Oliver: May I ask the reason you're vacating the facility in Massillon?

Mr. Miller: The facility was sold to Frito Lay for shipping and distribution.

Mr. Larson: What is your accident/incident rate?

Mr. Miller: In the last 60 years, we've not had an explosive detonation at any facility. I don't know before that. We do leak tests every 6 months and we've never in the history of Baker Hughes ever had any source leak.

Mr. Larson: Is there any assembly work done inside the warehouse or is everything done in these 2 special buildings?

Mr. Miller: The warehouse is mainly used for storage of our tools and equipment. The main part of the facility is to park our line trucks and for tool racks.

Mr. Larson: Is there any plan for any outdoor storage?

Mr. Miller: No, just vehicles.

Mr. Taylor: So, you're going to be utilizing the existing curb cuts and driveway and landscaping?

Mr. Miller: Yes.

Mr. Taylor: Will you have a dumpster?

Mr. Miller: We did not include that. I would actually like to add one to the front lot.

Mr. Taylor: We require that a dumpster be enclosed with a gate. You'll need to submit a plan to the Zoning Manager.

Mrs. Hussing: Would the commission be alright with that being an internal approval, if it meets the zoning code?

Mr. Taylor: Yes.

Mayor Kline: This radiation is equivalent to an x-ray machine.

Mr. Miller: Correct.

Mr. Larson: I see a sign frame out in front of the building, but there is actually another one that's in the back. Is that going to be utilized also?

Mr. Miller: No, we don't need it.

Mrs. Hussing: It may have been used for a delivery signs or...

Mr. Larson: The signage they're requesting all fits within our sign code, correct?

Mrs. Hussing: Yes.

Mr. Taylor: You got a copy of the Staff Report and you're in agreement with the items from the Fire Department?

Mr. Miller: Yes.

Public Comment

Received no requests to speak and no communications from residents

The following motion was made by Mrs. Oliver and seconded by Mr. Larson:

I move to approve the Site Plan Review Application: Case #PZ 21-08-01, applicant Mark Linebarger, ArTech Group and owner 184 South Ave LLC, for 4.7033 acres at 184 South Ave, based upon the application & plans submitted July 22, 23 & 27, 2021 to the Planning & Zoning Department subject to the following conditions, modifications and/or amendments based on the evidence presented:

- **That all required permitting and licenses for Federal, State and Local requirements are attained and copies are available for review upon request by the City of Tallmadge.**
- **That all installations are approved by the City of Tallmadge Fire Department and Summit County Department of Building Standards.**
- **That a dumpster and enclosure be installed in front of the facility to be approved internally by the Planning and Zoning Department.**

Additional Discussion

None

All members voted in favor. (4-0)

Item PZ 21-08-02 Site Plan Review

Hannah Ayala for Sol Harris Day, applicant

AJ Petitti, Tallmadge Gardens, owner

311 West Ave

- For review & approval

Mrs. Hussing gave a short summary of the case.

The representatives for the case, Hannah Ayala and Matthew Sutter, were sworn in.

Ms. Ayala stated that the light pole at the entrance will be removed and replaced at the new location of the new entry.

Mr. Sutter gave a short summary based on the submitted plans.

Discussion

Mr. Taylor: Are you in agreement with the Fire Department items listed on the Staff Report?

Mr. Sutter: Yes.

Mr. Larson: Why would we need a final Building Department Certificate of Occupancy to a building that they're not making any changes to?

Mr. Sutter: We are doing an indoor remodel.

Mrs. Hussing: I'm not sure if the Building Department will be issuing a new Certificate of Occupancy since the use is staying the same.

Mr. Taylor: Are you going to be open during construction?

Mr. Sutter: They have some slow months in the winter so they would close the store down and get the inside done. And the parking area depends on the weather. I would anticipate the parking lot will be done in 2 pieces.

Mr. Taylor: And the exterior façade, that's just going to be an ongoing thing?

Mr. Sutter: Correct.

Mr. Taylor: On your plan you indicated a new shade house. You put on there that the top of the roof was TBD. What is the shade house?

Mr. Sutter: There's a picture. It's just a fabric covering that can be moved to cover the top or it can open up, depending on the weather.

Mr. Taylor: So it's not going to be a pitched roof?

Mr. Sutter: There's a little bit of pitch there, not too much.

Ms. Ayala: The rendering that we have that shows more of a pitched roof, that was done prior to receiving the pictures from the client. I think they are anticipating potentially reusing this one from another store so it may be this exact structure that you see.

Mr. Taylor: So you're going to be providing a new entrance with 2-way traffic and no island so the trucks can go right through. The landscaping looks pretty good. My only comment was that your landscaping screening in the front is a hedgerow. Our typical is a staggered row shrub 4 foot on center. I have no problem with a continuous hedgerow, but there is nothing in there that say what the spacing is going to be.

Mr. Sutter: We would be fine with the 4 ft on center staggered.

Mr. Taylor: You don't have to change it...we like different things.

Mr. Sutter: It would be somewhere around 4 ft anyway.

Mr. Taylor: Is there any way that we can get some trees in that area to break up the monotony of the continuous row?

Mr. Sutter: I think we can do that.

Mr. Taylor: Some type of ornamental tree that doesn't get too high.

Mrs. Oliver: Don't we have an issue with trees out by sidewalks because of the roots pulling up the concrete?

Mrs. Hussing: Our Service Director has found a solution to trees being near the road and that is to install at root barrier and that would stop any of the roots going towards the sidewalks.

Mayor Kline: It's the salt. West Ave is heavily salted and everything that seems to be planted there doesn't make it but again, we have a company that could probably handle that.

Mr. Taylor: You have a curb, then a sidewalk then a 4-5' grassed area then the plantings so it's going to be back at least 10' from the curb, is that correct?

Mr. Sutter: Approximately.

Mr. Taylor: Ok, so select a tree maybe every 50' or so...maybe every 30-40'.

Mr. Sutter: We'd like a balance so people could see through and see the building back there. I don't want the trees to completely block that view.

Discussion about the light poles according to the presented plan. Commission decided that a 3rd light pole needs to be installed-added to motion.

Mr. Taylor: Will there be any lighting on the building at all?

Mr. Sutter: There will be some lighting on the signage. We'll also have some lighting in the soffits to light up the glass.

Mrs. Oliver: For the purpose of the motion, I would like to go back to the landscaping. I'm good with stating that they do some kind of ornamental tree every 50' along the 300' expanse.

Mr. Taylor: 50' is fine with me.

Mr. Heilmeier: That's fine with me.

Mr. Taylor: I think it looks great. Do they own the building?

Mr. Sutter: Yes.

Public Comment

Received no requests to speak and no communications from residents

The following motion was made by Mr. Larson and seconded by Mr. Heilmeier:

I move to approve the Site Plan Review Application: Case #PZ 21-08-02, applicant Hannah Ayala, Sol Harris Day and owner AJ Petitti, Tallmadge Gardens LLC for 4.7703 acres at 311 West Ave, which includes parcels 6005346 and 6002055-6002061, based upon the application & plans submitted July 22, 2021 to the Planning & Zoning Department subject to the following conditions, modifications and/or amendments based on the evidence presented:

- 1. That no lighting shall constitute a nuisance and shall in no way, impair safe movement of traffic on any street or highway**
- 2. Approval by the Planning & Zoning Department for signage installation**
- 3. That all installations are approved by the City of Tallmadge Fire Department and Summit County Department of Building Standards.**
- 4. That the removal of the existing curb cut be restored to match the curb and sidewalk along West Avenue**
- 5. That the landscaping include the addition of ornamental trees every 50 feet in the hedgerow across the front of the property extending 300 feet**
- 6. That a 3rd parking light pole be installed, to be determined by the applicant and the Planning and Zoning Department.**

Additional Comments from Commission:

None

All members voted in favor. (4-0)

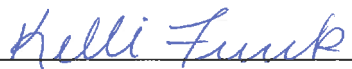
VIII. Adjournment

A motion to adjourn was made by Mr. Larson and seconded by Mrs. Oliver.

All members voted in favor. (4-0)

Meeting adjourned at 8:00 pm

Respectfully submitted,



Kelli Funk, Secretary



Gerald Taylor, Chairman