

Special Planning Commission Meeting Minutes November 23, 2020

John Clark called the meeting to order at 6:31 PM

Recording of this meeting is located at the Clerk's office upon request.

Site plan Review for Mantua Vet Clinic on East High Street

Application number 26-2020, submitted by Mantua Veterinary Clinic, requests Site Plan Review for an additional new building to be constructed on land located at 4789 East High Street (Portage County Permanent Parcel #24-035-30-00-015-000 and 24-035-30-00-016-000) in the Village of Mantua

Members present: John Clark, Mayor Clark, Scott Weaver, Wes Hawkins, Tammy Meyer

Others present: Michele Stuck (Solicitor) John Trew (Village Administrator), Maryann Fabian (Administrative Assistant), Gene Arters (CT Consultants), Rich Iafelice (CT Consultants), Dr. Imhof, Sean Thompson, Tia (Portage County Water Resources), Gene Roberts (Portage County Water Resources), Scott Hollis

John Clark read the advertisement that went in the paper for this meeting.

John Clark read some questions that were sent in from residents.

Will it impact the water for neighboring residents' usage or pressure? No, it will not. The data states that it will use the same water usage as a family of 4, and it will only run 2-3 days a week.

Greg Barron asked if the water in the tank contained and recirculates in the tank to be reused? The tank is used once per run, and then it is recirculated.

Cindy asked if there is an amount of procedures that you will do in a day? Dr. Imhof said only one a day because it takes 20 hours, approximately 3 per week.

John Clark asked a question that was written, what the crane was used for? It is used to save the employee's back from lifting the animals over the tank. Dr. Imhof said that large dogs would be the largest animal. No livestock.

Do the bones need further process? No burning. The bones will be turned into ash and given to the family.

Will it emit a sound or odor in the air? No

Scott asked if there would be other animals shipped into this facility. Dr. Imhof has 3 facilities. Any animals will be moved inside the clinic and the door closed before the removal of the animal. Nothing will be visible. Not large scale, only from the 3 facilities using this. Note added that it will be only from the three locations that are Dr. Imhof's.

When the water is disposed of will there be any contamination for the sewer. Gene Roberts said that there will be indirect permit needed.

Will there be an agreement in writing that this will never be put into cremation? Dr. Imhof said that she will be willing to put it in writing.

How long will it take? Rick Hass, from Hass remodeling in Ravenna. It should take about 5 months. But will not be starting until mid-2020.

One of the residents asked what chemicals will be stored in the building? Less than a Home Depot, much less than what would need a special permit.

Greg Barron asked if she will have special inspections because of what she does there? She said not that she is aware of.

Mayor asked if a pretreatment system is required thru the county it has to follow EPA guidelines? Gene Roberts agreed.

Scott Hollis asked about the zoning. Does the square footage require a suppression system? No, this building is below the Ohio limit. Mayor stated that there are two parcels there.

Someone asked in the audience, if a pretreatment system is required will that change the design? Dr. Imhof said that she cannot answer that question, until they know what the Pretreatment is. Sean said the building will not get bigger. There is an add on attachment that goes on the equipment, and would not add to the size of the building.

Someone in the audience asked, any specific ventilation required because of this process? No, per Dr. Imhoff and Sean.

Greg Barron asked if there any zoning issues. Michele said that the building has been there years, and at the time it was established, we have to assume that the building approval was done correctly and allowed because it was a continuous all along. Residents disagreed.

Someone in the audience asked if there is are similar facilities in Ohio? Bryan Ohio, Sylvania Ohio.

Greg Barron asked if it conforms to the property set back lines. No set back issue. Side yard 8' and total of 20'. The side is at 20' on one side right now.

Scott Hollis asked the height of the building. 21' which is lower than the existing building. John Clark said that this is within zoning code. Why wasn't this put in Aurora? It was a space issue only. Sean Thompson said that the 21' tall to match the aesthetic of the existing building.

Greg Barron asked how much revenue for the Village? Dr. Imhof said that she can get that number and email it to the mayor.

Wes asked 420.05A about non-conforming use of building extension

Section 420.05 Nonconforming Use of Buildings and Land A nonconforming use may continue in the district in which it is located so long as it remains otherwise lawful and does not constitute a public nuisance, subject to the following provisions. A. Alteration, Reconstruction, Expansion of Nonconforming Use No additions, alterations, reconstruction, enlargements, and extensions shall be made to the nonconforming use of a building or land unless those changes bring the use into conformity or unless the Board of Zoning Appeals specifically approves the change. No nonconforming use shall be physically enlarged or extended to displace a conforming use.

Wes stated the building will need a variance (Planning Commission took no action).

John Clark said that the Planning Commission can make a decision on nonconforming before it goes to the BZA for a variance.

Greg was asking about a lot split, and both parcels have street frontage

Mayor Clark would like to contact the two businesses that have aquamation systems. Dr. Imhof will be emailing the companies to the Mayor.

Greg Barron asked if there were coolers of these animals until they could get thru the process, and is there a generator for back-up? Dr. Imhof, said she could be in the generator from Aurora if needed.

Wes made a motion to table the Vet Clinic Site Plan Review. Second by Scott. All voted yes.

The Mayor said that if we have information from the other cities with aquamation facilities by the next Planning meeting, we can discuss that part of it then. John Clark told Dr. Imhof that she will need to get in touch with the Zoning Inspector regarding a variance. Mayor Clark asked that they contact Gene Roberts to find out if a pre-treatment system would also be necessary.

Motioned to adjourn the Vet Clinic Site Plan Review by Wes at 7:14 PM. Second by Scott. All voted yes.

Site Plan Review for Dollar General called to order at 7:20 PM by John Clark

Site Plan Review 28-2020

Members present: John Clark, Mayor Clark, Scott Weaver, Wes Hawkins, Tammy Meyer

Others present: Michele Stuck (Solicitor) John Trew (Village Administrator), Maryann Fabian (Administrative Assistant), Gene Arters (CT Consultants), Rich lafelice (CT Consultants), Casey Martin (BL Companies), Jared Dakote, Hugh Thomas (BL Companies)

Application number 28-2020, submitted by BL Companies, requests Site Plan Review for a new building to be constructed on vacant land located at Main St. and Orchard St. (Portage County Permanent Parcel #24-041-13-00-094-00) in the Village of Mantua.

John Clark stated the Board of Zoning Appeals was looking for insight on the number of parking spaces for 200 square feet of building and whether or not there should be two access points to the parking lot.

Rich states access management, and State Route 44 best practice is to limit the number of conflicts. He stated that it would be safer to have one access drive. The potential is lessened for accidents. The design has 3 lanes in and out, there could not be an accident that would totally block the drive.

As regards to the parking issue Rich said that BL Companies has studied the number of people visiting, not a significant trip generation to Dollar General to warrant more parking.

Wes said that his concern was lessened because they moved the access over to Orchard St. He does not see any problems moving forward.

Board of Zoning Appeals meeting is December 10th and we will have a resolution about these two concerns then.

Mayor stated that there was a meeting about the email with the 47 questions and concerns from CT Consultants have been answered, and once the building plans were flipped and the driveway was moved. Gene Arters stated that he did a full review as a checklist to make it easy for all. Hugh Thomas

was able to get the drawing back to the Village very fast to give us a conceptual drawing. Gene Arters recommends approving the plan conditionally on all addressing all technical issues that will be forthcoming.

Wes does not approve of approving the site plan based on what they might do in the future and what CT Consultants recommends. He does not agree with that. Gene Arters said that from an ordinance standpoint Dollar General has met all the requirements. But conditional approval based on technical bases. Wes still has concerns about approving plans that he does not have the final plans. He feels he cannot put a stamp of approval on something that is not complete.

Tammy brought up the drainage of the dumpster in the new location draining into the Cuyahoga River. Gene Arters said that BL Companies has not completed a grading plan, but they do know that we do not want it flow into the river.

Casey stated the construction start date the beginning of February. Mayor said the plans not 100% done from the retention pond. On the original plans they were up front and under the driveway, we did not want the retention pond flowing into the neighbor's yard. Also still need to work on the sidewalk on the side of the driveway. After they supply all the information, we may have to meet again to have final approval on the final review.

Mayor said that we are working in the right direction Rich commented on the conditional approval that if BL Companies did not meet all the conditions technically, they would not get approved. Continuation of this Site Plan Meeting will be either December 10th or December 16th.

Wes asked about the time line of the sign. Casey said that she would reach out to the company that is doing the sign and get a time frame.

Motion to recess the meeting by Mayor Clark. Second by Scott. All voted yeas.

Meeting in recess at 8:06 PM