

**MINUTES  
PLANNING COMMISSION**

**SPECIAL MEETING  
July 8, 2015**

**MEMBERS PRESENT:** Mark Weaver, Fred Seling, Jackie Middleton, Grant Mason and Jean Roberts

**MEMBERS ABSENT:** Gil Ning, Sheree Brownson, Ron Rehm and Kyle Adams

**STAFF PRESENT:** Andrew Dutton

**I. MINUTES**

Mark Weaver moved, Fred Seling seconded, to approve the Minutes of May 27, 2015 as received. Motion carried.

**II. FINAL DEVELOPMENT PLAN APPLICATIONS**

**Application #SP-589. Craig Sanders of Freeman Building Systems, representing LUK USA LLC**, requesting final development plan approval for a 34,272-sq. ft. building addition at 3401 Old Airport Road in an M-2 (General Manufacturing) District.

Mr. Sanders stated a 34,272-sq. ft. addition was proposed onto the west side of LUK's existing facility. Mr. Sanders stated the addition would be used as a manufacturing/distribution center. Mr. Sanders noted LUK would be providing new processes for converters and clutches which would occupy approximately 2/3 of the space proposed. Mr. Sanders stated the building would be roughly 34' in height; the exterior would be contiguous with the existing buildings. The existing 1998 and 1999 buildings were precast; everything in between was steel which was what was planned for the proposed addition. A row of windows would exist on the west and north walls.

Mr. Seling questioned if he had any comments with regard to the Staff recommendations. Mr. Sanders stated LUK "was fine" with the Staff's recommendations.

Ms. Middleton questioned the timeline for construction. Mr. Sanders stated LUK wanted to be in the building by October, although the building was currently "on hold".

Fred Seling moved to approve Application #SP-589 of Craig Sanders of Freeman Building Systems, representing LUK USA LLC, requesting final development plan approval for a 34,272-sq. ft. building addition at 3401 Old Airport Road in an M-2 (General Manufacturing) District, subject to Staff recommendations: **1)** That street frontage and street tree landscaping be installed per Sections 1165.04 and 1165.05; **2)** That screening of the proposed loading areas shall be provided per Section 1165.08; and **3)** A landscaping plan shall be provided specifying quantities, sizes and species of all existing landscaping to remain and proposed landscaping.

Grant Mason seconded the motion.

Mr. Weaver stated he believed that this satisfied all of the criteria set out by the Planning and Zoning Code, including Sections 1165 and 1143, and he voted yes.

Fred Seling stated he was in agreement with Mr. Weaver, and his vote was yes.

Jackie Middleton voted yes.

Grant Mason voted yes.

Jean Roberts voted yes, for the reasons stated by Mr. Weaver.

Motion carried by a 5-0 vote.

**Application #SP-590. Craig Sanders of Freeman Building Systems, representing Amtek Tekfor,** requesting final development plan approval for a 25,250-sq. ft. building addition at 3690 Long Road in an M-2 (General Manufacturing) District.

Mr. Sanders stated an addition for Tekfor was proposed onto the west side of the existing facility facing Geyers Chapel Road for a storage/manufacturing use. Mr. Sanders stated Tekfor previously used the former Rubbermaid facility for storage, and with GOJO announcing its plans to locate in that facility, Tekfor now needed to construct the proposed addition. Mr. Sanders stated the project was time sensitive as Tekfor needed to occupy the area before the end of the year. Mr. Sanders stated the proposed building would be metal sided and would have 8' of split face masonry block on the lower portion; the color, style and profile would match what currently existed. Mr. Sanders stated the proposed building would be constructed to accommodate future dock doors onto the west side of the proposed building.

Mr. Weaver noted there were Staff recommendations concerning landscaping. Mr. Sanders stated he was aware of the Staff's recommendations and indicated they were in agreement and would comply.

Fred Seling moved to approve final development plan approval of Application #SP-590 for Amtek Tekfor for a 25,250-sq. ft. building addition at 3690 Long Road in an M-2 (General Manufacturing) District with the conditions: 1) That street frontage landscaping shall be installed per Section 1165.05; and 2) That a landscaping plan shall be provided specifying quantities, sizes and species of all proposed landscaping.

Jackie Middleton seconded the motion.

Mark Weaver stated he believed the proposal was fully in compliance with the criteria of the Planning and Zoning Code, with the exceptions of the conditions noted in the motion, including Chapters 1165 and 1143 and, based upon that finding, he voted yes.

Fred Seling voted yes.

Jackie Middleton voted yes.

Grant Mason voted yes.

Jean Roberts voted yes.

Motion carried by a 5-0 vote.

Meeting adjourned at 5:43 p.m.

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**Jean Roberts, Chairman**

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**Laurie Hart, Administrative Assistant**