

Northwood Planning Commission Special Meeting		
Date	April 10, 2017	Location Council Chambers
Time	Heading	Record of Proceedings for Northwood Planning Commission – Special Meeting of April 10, 2017
	Call to Order:	The special meeting of the Northwood Planning Commission was called to order by John Melnyk, Chairman on Monday, April 10, 2017 at 6:00 p.m. in the Council Chambers of the Northwood Municipal Building.
	Roll Call:	The roll was called by Kimberly Vaculik. Those in attendance were: Chairman Melnyk, Mr. Venzke, Mr. Burns, Mr. Delventhal, Mr. Kamilaris, City Engineer, Dave Kuhn, Planning, Zoning & Economic Development Coordinator, Kimberly Vaculik Mayor Schimmel & Mr. Tewers were absent.
	Motion to Excuse the Absent:	Chairman Melnyk made a motion to excuse the absent, Second by Mr. Burns Vote: All in Favor. Motion Passed.
	Approval of Minutes for Planning Commission	Motion to approve the minutes from the regular Planning Commission meeting of March 13, 2017 & minutes from the special Planning Commission meeting of March 27, 2017. Chairman Melnyk made a motion to approve the minutes, second by Mr. Kamilaris: Vote: All in Favor (Mr. Delventhal abstained) Motion Passed.
	New Item for Review	A final site plan submitted by Campbell Inc., 2875 Crane Way, Northwood, Ohio to build a 3,352 sq’ office addition and a 6,486 sq’ warehouse addition. Josh O’Neal of DGL Consulting Engineers in Maumee

came to speak on behalf of Campbell.
The project is an expansion of warehouse and office space to make room for a couple more employees.

Dave Kuhn read his comments into the record:

1. The applicant is proposing to construct a new 6,486 square foot expansion to the warehouse and 3,352 square foot expansion to the office area. The plan also shows a future 2,162 square foot expansion to the warehouse area. This project is located on Lot 8 of Rinker Pointe. The parcel is zoned "M-1" Light Industrial District and surrounded by parcels zoned "M-2" Heavy Industrial District to the north, "M-1" Light Industrial District south and east, and Light Industrial Use in the City of Rossford to the south. The facility meets the setback requirements of the zoning district. The use of the facility meets the requirements of Section 1278.02 of the City of Northwood's Zoning Code.

2. Comments from the Zoning Inspection Report shall be included in the final site plan approval of the Planning Commission.

Ms. Vaculik stated that she didn't hear back from the Police Chief however the Fire Chief stated he would like to see a copy of the building plans. Mr. O'Neil stated that he would get him a copy.

3. A set of final site plans shall be submitted to the City of Northwood's Fire Chief to review the location of the hydrants, fire apparatus access, fire hazards and other equipment items. Comments from the Fire Chief shall be included in the final site plan approval of the Planning Commission.

4. A set of final site plans shall be submitted to the City of Northwood's Police Chief to review vehicular access and public safety items. Comments from the Police Chief shall be included in the final site plan approval of the Planning Commission.

5. A set of final site plans shall be submitted to the Northwestern Water and Sewer District for review and approval. Comments from the District shall be included in the final site plan approval of the Planning Commission.

		<p>6. Add the Owner's and Engineer's fax number to the title page according to Section 1250.12 (b) (1) of the City of Northwood's Zoning Code</p> <p>7. No photometric plan was submitted as part of this submittal according to Section 1250.12 (b) (15) of the City of Northwood's Zoning Code. If additional outside light is going to be installed, a photometric plan will need to be submitted to the City of Northwood for review. This was submitted as part of the plans given to Ms. Vaculik</p> <p>8. The drainage design calculations are acceptable. However, provide on the site plan a table that shows detention volume required and provided.</p> <p>9. Add on Sheet C6 the boundary of the disturbed area and provide a note that indicates the size of the disturbed area.</p> <p>10. On Sheet C8 add a rock dam in the existing swale along the west side of the building during construction.</p> <p>11. No landscaping plan was submitted as part of the site plan submittal according to Section 1250.12 (b) (25) of the City Zoning Code. A landscape plan needs to be submitted for review. Ms. Vaculik stated this is on the copy of the plan she was given.</p> <p>12. Add on the site plan the height of the enclosure around the dumpster.</p> <p>13. On Sheet C6 add the half right-of-way width of Crane Way according to Section 1250.12 (6)(12) of the City of Northwood's Zoning Code.</p> <p>14. Indicate on the site plan the corporation line between the City of Northwood and the City of Rossford.</p> <p>15. The City of Northwood has a storm water utility</p>
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		<p>which charges a monthly fee based on an equivalent residential unit (ERU). Based on the impervious area calculated in the drainage calculations, the ERU for this parcel with the expansion is 30.</p> <p>Mr. Delventhal made a motion to approve the final site plan, second by Mr. Kamilaris.</p> <p>Vote: All in favor.</p> <p>Motion Passed.</p>
	Chairman's Report:	No report.
	City Engineer's Report:	No report.
	Zoning:	No report.
	Adjournment:	There being no further business before the Planning Commission and all being in favor, the meeting adjourned at 6:19p.m.
	Attest:	Kimberly Vaculik
	Approved:	Chairman, John Melnyk