



Municipal Planning Commission

August 11, 2022

Regular Meeting

Minutes

4:00 PM

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Austin Swallow	Member	Excused
Robert Drews	Member	Present
Richard Dzik	Member	Present
Eric Diehl	Alt. Member	Excused
Todd Hawkins	Alt. Member	Excused
Julia Warga	Member	Present

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Jerry Baker; Jeff Gottke; Sam Filkins

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jul 14, 2022 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Drews, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Drews, Dzik, Warga
EXCUSED:	Swallow, Diehl, Hawkins

MPC ITEMS

- 2022-MPC-27 : 7905 Industrial Parkway Parcel #66-00501.002 - Building Expansion

Blankenhorn introduced the case.

Baker (sworn in) explained Sanoh America is operating in a 242,000 square foot building. They manufacture break lines and fuel lines. Electric cars will make their business busier and they need more space. A 75,000 square foot addition is proposed for the back of the building. The fire roads around the building have been enlarged. He wants the racking moved to the back. Initially the proposal was to build on 50,000 square feet. Their plant in Alabama is sending 32 new machines which will require more space. The building is 500 feet wide and sets 150 back from the road. All code requirements are met. The company is non union and very particular in their work. \$850,000 worth of air conditioning was added last year. This expansion will need approximately 60 new employees.

Filkins (sworn in) reviewed the plans against the restrictive covenants of the Industrial Park. It easily meets everything. The side setback isn't changing. The front setback isn't changing. The back setback is well within the rules. The plan fully complies with all the restrictive covenants.

There was no further testimony. The only communication submitted for the case through the Development Services Manager was a copy of the letter from the Area Development Foundation to Mr. Baker showing their review and approval.

Ball said he conducted a detailed review of the first proposal with a slightly smaller addition. The stormwater requirements were easily met. They are also easily met for the revised proposal. The site already has full utilities. From his perspective this is good to go. Starr asked if there are any tree issues with this project to which Ball said no.

There were no legal concerns.

Warga made a motion to approve the proposal as submitted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Julia Warga, Member
SECONDER:	Robert Drews, Member
AYES:	Starr, Drews, Dzik, Warga
EXCUSED:	Swallow, Diehl, Hawkins

ADJOURN

- Adjourn Motion

Drews made a motion to adjourn the meeting, Warga seconded and the meeting was adjourned at 4:49 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Drews, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Drews, Dzik, Warga
EXCUSED:	Swallow, Diehl, Hawkins



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 08/11/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3610)

DOC ID: 3610

**2022-MPC-27 : 7905 INDUSTRIAL PARKWAY PARCEL #66-00501.002 - BUILDING
 EXPANSION**

Per Codified Ordinance 1169(A).02 Site Plan Review Requirements - a proposed building expansion exceeding 25% of the existing floor space has been submitted for review by the Municipal Planning Commission.

Description of Request: An application for a Zoning Permit has been submitted to add 150' x 500' (75,000 square feet) onto the existing structure.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

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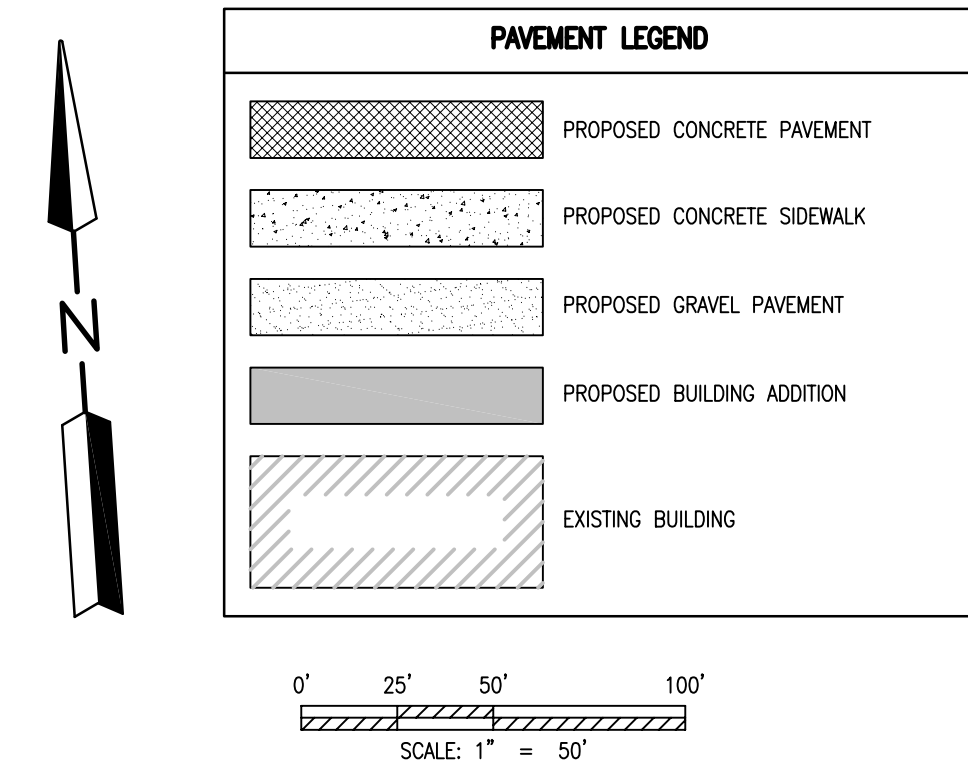
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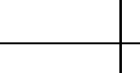
Warga made a motion to approve the proposal as submitted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Julia Warga, Member
SECONDER:	Robert Drews, Member
AYES:	Matthew T. Starr, Robert Drews, Richard Dzik, Julia Warga
EXCUSED:	Austin Swallow, Eric Diehl, Todd Hawkins



M-1A MANUFACTURING DISTRICT

	<u>CODE</u>	<u>PROP.</u>
MIN. LOT AREA.....	NONE.....	27.289 AC.
MIN. FRONT YARD.....	100 FT.....	EXISTING
PARKING.....	100 FT.....	EXISTING
MIN. SIDE YARD.....	20 FT.....	EXISTING
PAVEMENT.....	20 FT.....	EXISTING
MIN. REAR YARD.....	20 FT.....	207.8 FT.
PAVEMENT.....	20 FT.....	155.8 FT.
MAX. LOT COVERAGE.....	70%.....	45.3% (538,974.70 SF.)
MAX. BUILDING HEIGHT.....	35 FT.....	<30 FT.
MIN. PARKING WIDTH.....	10 FT.....	N/A
MIN. PARKING LENGTH.....	19 FT.....	N/A
TWO WAY DRIVES ALONG PARKING.....	22 FT.....	N/A
PARKING 1 SPACE FOR 2 EMPLOYEES, TOTAL PROPOSED EMPLOYEES IS 260 (180 ON THE 1ST SHIFT)		
THERE ARE 268 EXISTING PARKING SPACES (130 REQ'D PARKING SPACES)		

REVISION NO.	DATE	 SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. Consulting Engineers & Surveyors 3477 Commerce Parkway, Suite C Wooster, Ohio 44691 TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sj-inc.com

ZONING SITE PLAN

SANOH

7905 INDUSTRIAL PARK DR MOUNT VERNON, OH 43050

DRAWN W. Whyte	CHECKED	SCALE 1" = 50'	DATE 06/29/2022
DWG NO: EW-2350A-base	JOB NO: EW-2350A	SHEET 1 OF 1	

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PO BOX 725, WOOSTER, OH 44691 | (330) 264-3424 | (330) 524-3600

Project Name and Address

**PROPOSED
ADDITION
FOR
SANOH AMERICA**
7905 INDUSTRIAL PARK DR
MT. VERNON, OHIO 43050

Consultant Name and Contact Info.

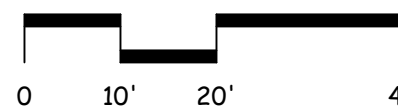
Seal

No.	Revision / Issue	Date
4	OVERHEAD DOOR	05.24.2022
3	FLOOR PLAN	05.18.2022
2	FLOOR PLAN	05.06.2022
1	FOUNDATIONS	12.22.2021

Job No.: 2134

Date: November 29, 2021

Scale: 1" = 20' -0"



FLOOR PLAN

A101

ROOM FINISH SCHEDULE											
	FLOOR	BASE	WALLS	CEILING	CL. HET						
NO	ROOM NAME	CEILING	WALLS	BASE	CL. HET	DOOR	WALLS	CEILING	CL. HET	DOOR	REMARKS
100	WAREHOUSE	CEILING	WALLS	BASE	CL. HET	DOOR	WALLS	CEILING	CL. HET	DOOR	

- NOTES:
- #1 EXISTING REST ROOM WALLS WITHIN 24" OF URINALS OR WATER CLOSETS TO HAVE SMOOTH HAND, NONABRASIVE SURFACE FINISH 40" A.F.F. PROVIDE EPOXY PAINTED WALLS PER OBC SECTION 1203.2.2.
 - #2 INTERIOR WALL AND CEILING FINISHES TO BE IN ACCORDANCE WITH ASTM E 84 AND TO HAVE CLASS C FLAME SPREAD 76-200. SMOKE DEVELOPMENT 5-800. PER OBC TABLE 803.1.1 FOR 5 GROUP WITH SPRINKLER. VERTICAL EXITS AND EXIT PASSAGEWAYS.
 - #3 INTERIOR FLOOR FINISHES TO BE IN ACCORDANCE WITH NFPA 253 - CLASS II PER OBC 804.3.
 - #4 INTERIOR TRIM MATERIALS SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE DEVELOPMENT INDEXES. COMBUSTIBLE TRIM SHALL NOT EXCEED 10 PERCENT OF AGGREGATE WALL OR CEILING AREA PER OBC 806.7.

