

City of Southgate

Planning Commission Meeting

September 14, 2020

This meeting of the Planning Commission was held as a ZOOM Meeting on Monday, September 14, 2020 and called to order by Chairman Ed Gawlik, at 7:30 p.m.

PRESENT: Chad Godbout, Leticia Crawford, Ed Gawlik, Patricia Anderson, Marie Henegar, David, Furgerson, Scott Labadie, Joe Charney

ABSENT: Barbara Biskner (excused)

ALSO PRESENT: Plan Consultant John Enos, Building Inspections Director, Bob Casanova, City Attorney Ed Zelenek, City Administrator, Dustin Lent, Council Member John Graziani

Minutes:

The first order of business is approval of the minutes from the March 9, 2020 Planning Commission meeting.

Moved by Charney, supported by Anderson, that the minutes of the Planning Commission Meeting dated March 9, 2020 be approved. MOTION APPROVED UNANIMOUSLY.

Persons and/or Petitioners:

1. Site Plan Approval to construct a new 323,930 sq. foot addition to the existing building located at 11800 Reeck Road, AJM Packaging Corporation.

Public Hearings:

1. Site Plan Approval to construct a new 323,930 sq. foot addition to the existing building located at 11800 Reeck Road, AJM Packaging Corporation.

Moved by Anderson, supported by Charney, to open the Public Hearing for Site Plan Approval to construct a new 323,930 sq. foot addition to the existing building located at 11800 Reeck Road, AJM Packaging Corporation.

The applicant is requesting a Site Plan Review to propose a new building addition and site improvements to accommodate the growing business. The new building will add 323,930 square feet to the existing 275,000 sq. ft. building. The building addition will include an intake warehouse area, increased manufacturing area, final goods shipping, an employee entrance and a two-story plant office. The new entry on the west side of the building will become the new main entry. Other site improvements include additional employee parking, new interior traffic roads, an enlarged dock area and a storm water pond relocation.

City Planner Enos stated there are a few issues that need to be addressed but have met all ordinance requirements and they recommend approval with conditions.

The applicant was present and stated they will address all outstanding items to meet all city requirements.

Several residents were present and letters of opposing this project were submitted to the Building Department. There concerns were the road and setbacks from the Condos located on the southeast corner, possibly excessive noise and traffic, lighting issues, and landscaping.

Moved by Henegar, supported by Charney, to close this Public Hearing. MOTION APPROVED UNANIMOUSLY.

Moved by Henegar, supported by Charney, to approve the Site Plan to construct a new 323,930 sq. foot addition to the existing building located at 11800 Reeck Road, AJM Packaging Corporation, with reference to (12) items from City Planner John Enos review. (PC002-2020), MOTION APPROVED UNANIMOUSLY.

Officials' Reports:

Planner Enos is working on Training Sessions for all Planning Commission Members.

Correspondence: None

Old Business: None

New Business:

A review of the ordinance on screening material has been requested by BZA.

Adjournment:

Moved by Henegar, supported by Godbout, that this meeting of the Planning Commission be adjourned at 8:02 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairman, Planning Commission
as