

HERMITAGE PLANNING COMMISSION

MINUTES

Monday
April 6, 2020
Regular Meeting
8:30 a.m.

MEMBERS PRESENT:

Chuck Rogers – Chairman
Woody Steele - Secretary
Bonnie Benton
Matt Liburdi
Amy McKinney
Barney Scholl
Ray Slovesko
Jim Tamber

OTHERS PRESENT:

Marcia Hirschmann
Cindy Pagliaroli
Brett Stedman
Gary Gulla
Jeremy Coxe
Nathan Zampogna
Bob Hill
Alex Yingling
Brian Saeler

MEMBERS ABSENT:

T.J. Rollinson

Due to current workplace restrictions in response to the Covid-19 pandemic, the meeting was held via teleconference. Marcia Hirschmann, Hermitage Director of Planning & Development, conducted the meeting and called it to order at 8:30 a.m.

APPROVAL OF MINUTES:

Mrs. Hirschmann asked for approval of the minutes of the March 2, 2020 meeting. Mr. Rogers made a motion to approve the March 2nd minutes. Mr. Tamber seconded the motion. The motion carried unanimously. The minutes were approved as distributed.

LAND DEVELOPMENT PLANS:

Solar Atmospheres 2020 Building Addition Industrial Land Development Plan (30 Industrial Road)

Mrs. Hirschmann explained that the purpose of this plan is the proposed construction of a 14,588 square foot addition, which would connect two existing buildings. The plan includes stormwater management, landscaping and additional parking. She noted that the Planning Commission approved a consolidation plan for Hermitage Technical Associates LLC in March, who is the owner of the property where Solar Atmospheres is located. Mrs. Hirschmann said that the proposed access drive that circles the buildings has been strategically located between the surrounding wetlands, and would provide total access to all the buildings. The drive has already been approved by the Fire Marshal.

Approval of the plan would have the following conditions.

- 1) Drawing corrections
- 2) Recording of Lot Consolidation Plan for Hermitage Technical Associates Lot 1

- 3) Approval of Stormwater Management Report and Infrastructure Design by City Engineer
- 4) Two sets of permanent ink mylars with signatures and seals

Bob Hill of Solar Atmospheres said that the company has been located on Industrial Road for 20 years and seen steady growth over that time. He noted that they are extremely busy now, mentioning that the company began with four employees, currently has 72 employees, and should employ more with the addition of the new building. Mr. Hill said that the property receives many flatbed trucks during a daily 24-hour operation and those trucks currently travel around the outside of the buildings. He added that the purpose of the planned addition is to move the loading docks off of the road and provide more secure storage for materials that are currently stored outside. Mr. Hill said that shipping and receiving is done from Industrial Road and the new addition would keep truck traffic from needing to circle the entire property.

Mr. Rogers asked about the proposed concrete area on the east side of the proposed addition. Brian Saeler of Hudson Construction responded that the concrete area is in front of the loading dock. Mr. Rogers asked if trucks would be kept off of Industrial Road. Mr. Saeler replied that all trucks would be off Industrial Road and on the property for loading and unloading.

Mrs. Hirschmann asked for additional questions or comments. There were none. Mr. Rogers made a motion to approve the Solar Atmospheres 2020 Building Addition Industrial Land Development Plan. Mr. Slovesko seconded the motion. The motion to approve carried unanimously.

OTHER BUSINESS:

Mrs. Hirschmann stated that she is currently working on the Zoning Ordinance update and would be forwarding the latest information to the Planning Commission members later this week.

The meeting adjourned at 8:42 a.m.

Respectfully submitted,
Cindy Pagliaroli

Date prepared – April 6, 2020

Date approved – pending