

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
MINUTES
JUNE 20, 2018
6:00 p.m.

Mayor Bacci called the meeting to order, Clerk Unger called the roll. Those present were Board Members Shireen Mitchell, Matt Sokolich, and Dave Volek. Also present: Law Director Bill Mason, Assistant Law Director Ben Chojnacki, Engineer Todd Sciano, and Building Commissioner Norm Casini.

ROLL CALL:

SOKOLICH MITCHELL VOLEK

Mr. Volek asked to make a motion to excuse Mr. Bloam from the meeting. All in favor, none opposed. Motion carried.

MINUTES:

May 16, 2018

Mr. Sokolich moved, seconded by Ms. Mitchell to approve the Minutes of May 16, 2018.

Sokolich Aye, Mitchell Aye, Volek Abstained. Motion carried.

NEW BUSINESS:

From Building Commissioner Norm Casini: Permit Request:

Attached please find information regarding a request from Great Lakes Construction for a permit request at 4300 E. 49th Street.

Mr. Casini explained that it is a permit submitted by Great Lakes Construction for a landfill operation at Charter Steel property on E. 49th Street in conjunction with the Village Engineer Todd Sciano.

Mr. Sciano stated that they received a permit application on June 13, 2018 from Great Lakes Construction. Mr. Sciano said the existing landfill from phase one which is now flat is currently being used as a laydown area to stage all of the equipment they will be using for phase two of the project. The existing landfill created flat land and Charter Steel was able to build a building on the new land.

Phase two will be south of the existing landfill and will create a new landfill following the Villages Code 860. It will be 1.5 million cubic yards, the estimate from Great Lakes is that it will take anywhere from 5-12 years to fill, and it will create 17 additional acres of useable flat land.

Mr. Chojnacki explained that the application will provide that certain fees be waived for the project. Mr. Chojnacki explained that when finished, this project will provide considerable economic development opportunities for this area.

Kurtis L. Knapp, the Vice President of Great Lakes Construction addressed the board. He went over the pictures showing the area used for phase one, and the new area for phase two. He explained that there is a concrete road that circles the project that has been in place for 8-9 years. He stated that the current landfill was clean hard fill, which is sand, dirt, and broken concrete. It is cleaner than C&D material. We have never dumped C&D material at this site. We have been the site managers for this landfill since 2003, and our lease requires us to use only clean hard fill. If the board agrees to the phase two permit, this will also be clean hard fill, and nothing else.

Charter Steel is almost at capacity of using the phase one property area with their new 150 million dollar expansion. What we are requesting in this permit is to continue filling to the south, up to the fullest extent that their property will allow. As Charter Steel continues to invest in this mill which is good for all of us, this phase two flat ground will be used as they continue to expand their facility because they are land locked everywhere else. Charter Steel is very pleased with the project over the last 15 years, and looking forward to working with Great Lakes Construction for phase two.

Mayor Bacci told the board that this project has a great economic impact for Charter Steel, and the Village. As we did the work on the ball field at Bacci Park, Great Lakes was kind enough to do much of the grading work for us that would far exceed the permit fees that they are requesting be waived or reduced.

Ms. Mitchell asked if they would be using the same road for phase two as they did for phase one. Mr. Knapp said yes, they would be using the same road, there will be no new road needed for the project. Mayor Bacci said that Great Lakes has been a great partner for the Village in managing any issues that have arisen from the project, and even helped them fix a problem from another local company on E. 49th Street. Mr. Knapp said they will continue the same standards they held from phase one in 2003.

Mr. Volek asked about topography change legislation, and Mr. Sciano said they made a change from alteration of topography permit to the 860 legislation that encompasses the topography change, so there is no need for any topography legislation.

Mr. Volek asked if it is within the rights of the board to waive the permit fees, or if it should go to Council for approval. Mr. Chojnacki explained that Section 860 of the code allows the board to waive the permit fees without Council approval. Mr. Chojnacki explained that this is a two year permit, and they will have to come back to the board in two years to renew the permit.

Approval Requested:

A permit approval for Great Lakes Construction at 4300 E. 49th Street.

Mr. Volek made a motion, seconded by Ms. Mitchell to approve the request for permit approval for Great Lakes Construction for clean hard fill landfill operations at 4300 E. 49th Street, subject to the conditions set forth in the Village Engineers correspondence dated 6-13-18 to 6-19-18.

All in favor, none opposed. Motion carried.

Other Business:

Motion for adjournment

Mr. Sokolich made a motion to adjourn, seconded by Ms. Mitchell. All in favor, none opposed. Motion carried. Meeting ended at 6:30pm.