

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
MINUTES
FEBRUARY 19, 2020
6:00 p.m.

ROLL CALL: BLOAM, MITCHELL, VOLEK , UNGER, BACCI

Mr. Volek made the motion to excuse Ms. Mitchell from the meeting, seconded by Ms. Unger. All in favor, none opposed. Motion carried.

Minutes:

Motion to accept the Minutes of December 18, 2019.

Ms. Unger made the motion to accept the minutes as amended and place them on file, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

New Business:

From Building Commissioner Norm Casini:

Attached please find an application from Arthur Karras, from Spectrum Environmental, dated 2/10/2020. The company's activity consists of trucking waste from generators to disposal sites as well as professional environmental services. Pursuant to Cuyahoga Heights Codified Ordinance Chapter 1248, Article 1248.02(a)(10) prohibits waste material being transferred from one means of conveyance to another with or without temporary depositing or storage.

A clear occupancy use of trucking and professional environmental services shall be addressed by a representative from Spectrum Environmental Company.

Spectrum Environmental is requesting:

- Variance approval for use of building and premises pursuant to the above use description in the general industrial district.

Mayor Bacci asked to put some of the information into perspective. First and foremost, Mr. Karras is a representative as the building owner in trying to occupy the building with the tenant.

We are looking to get this variance with an abundance of caution not on permitted use, but what has taken place in the Village in the past. Past administrations have allowed or not notified individuals before they got their occupancy for different zonings within the Village.

We are not even sure that this is needed, but with an abundance of caution, we wanted to bring Mr. Karras to explain to the board exactly what is going to happen at his site. This is a trucking company, but it is not going to be housing materials on a daily basis. When the materials are pulled out of Charter Steel, Arcelor Mittal, or Alcoa, it is considered hazardous material, but there are no dumps in this area that they can use, so it must be shipped to specific dumps in other areas. Sometimes there is a timing issue due to travel.

So what happens is the trucking company gets the material and puts it in enclosed tankers, not open trucks. They try to get it to prescribed landfills, but if they can't make it, they would park it at this facility and it would be the first load out the next day. Same thing with a weekend or holiday. This is not something that we are housing or managing at this site. Again, these are closed tankers, and if they can't make it to the dump site before they close, it sits in the yard overnight.

Eighty to ninety percent of the materials are actual waste, Mr. Karras can explain more. Fire Chief Suhy has no issue at all with this plan, and Mr. Casini will add more information.

Mr. Casini wanted the board to review this procedure before moving forward. They transport hazardous waste from local companies, which is happening right now. It could be gravel, oil, or metal components that are considered hazardous waste. Mr. Casini wanted to stress that they do not transfer any materials in residential areas. They are located at the north end of E.49th Street in an industrial area. It is picked up and driven to a deposit site unless they can't get there in time, and they park it overnight.

Mr. Arthur Karras explained that all heavy industries produce waste and the loads are controlled by the Department of Transportation. What Spectrum does is pick up the waste and take it to a disposal facility likely in Canton, Michigan, or Toledo, so they have some distance to travel. If they pick up a load, and a blizzard hits, they need a secure area to store the material until they can get it to the dump site. Hazardous waste sites have windows of disposal, and if you get there even an hour late, they will not let you empty the material. If this happens, we would have to put it at some unsecured area, and the driver is considered on duty 24/7 until it can be disposed. We try hard to avoid that because of the increase in costs, so are better served to leave it in a secured area until we can assure them of meeting the disposal time at the dump site.

Everything at our building is secure with cameras and fencing. The Mayor asked exactly what the material in the trucks was. Mr. Karras said that what is being generated is less hazardous than hazardous materials which is a different class. For example, if you take a tanker filled with water and add a couple gallons of gas, it now becomes hazardous waste. Mayor Bacci said so this material is less hazardous than a tanker that goes to BP every day. Mr. Karras said yes, but the regulations on it are just as stringent as any other hazardous materials.

Mr. Karras explained to the board that he has known the owners of Spectrum for over 35 years, and knows how they operate. They are a first class operation, and great people. If he thought for one second that there could be issues, he would not let them onto his property.

Mayor Bacci explained that this is the property south of the old Cricket Tavern on E. 49th Street. Western Reserve Water is also part of this facility. Mayor Bacci asked Mr. Karras if there was any chance for more growth with this company at this site. Mr. Karras said there is, they are going to start slowly with the transportation side, and hopefully bring some of their other specialty services in the future. This could work well for us, because Western Reserve Water is looking to move, which will free up approximately 50,000 square feet of building space that the new company could utilize.

Mr. Volek asked if they were going to store these trucks in a secure area. Mr. Karras said all of trucks will be in a gated, locked, and secure area.

Ms. Unger explained that she is happy we are getting new businesses in the Village and wanted to fully understand what is going to happen at that site moving forward. She asked Mr. Karras what the fifteen percent of other was in the trucks as hazardous waste. Mr. Karras explained that as a whole, it is really all waste, the muck could be mostly oil, coolant, or water that was mixed with a chemical.

Ms. Unger asked if they pick up hazardous waste from only companies in Cuyahoga Heights. Mr. Karras said that although they do pick up materials from business in Cuyahoga Heights, they also service other companies outside the Village. They would like to use this site as a hub to pick up materials and transfer them to facilities in this area.

Ms. Unger asked if they were going to store and park any of their equipment at this site. Mr. Karras said yes, they will leave from this site, and pick up materials from companies, and hopefully drive directly to the dump areas. If they can't make it because of timing or weather issues, they would need to come back to our site and store the material overnight.

Ms. Unger asked if there was any reason for any of their trucks to go south on E. 49th Street through the residential area. Mr. Karras said they will not be going through any residential areas in the Village.

Ms. Unger asked if they are all self-contained tankers. Mr. Karras explained that there are three different types of trucks, roll offs, tankers and box trucks. These are the only types that will be used for hazardous waste. Ms. Unger asked if there were any reports that the Village would need to do, or get involved with for the disposal of the waste. Mayor Bacci explained that they are governed by the DOT, and the DOT has very strict guidelines. Ms. Unger thanked Mr. Karras for all of the information he has given the board.

Mr. Volek explained that each driver must keep a log of what they are hauling, and also a manifest of what it is hauling. Mr. Volek asked how many trucks they could accommodate at that site. Mr. Karras explained that they could probably accommodate up to fifteen tanker trucks in the secured area. Mr. Karras explained that the best situation is if all the trucks are out and

delivering material at the disposal facilities, not sitting in our yard. He also wanted everyone to know that every load has a placard which shows the material inside the truck for safety.

Motion to grant/deny/take no action on the variance approval for use of building and premises at 4133 East 49th Street.

Mr. Bloam made the motion to approve the variance, seconded by Mr. Volek. All in favor, none opposed. Motion carried.

Other Business:

None at this time.

Motion for adjournment

Mr. Bloam made the motion to adjourn, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

Zoning board meeting was adjourned at 6:45 pm.