

MINUTES- PLANNING COMMISSION-SPECIAL MEETING

City of Trenton, Ohio

Date: July 22, 2021

7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

ORDER OF BUSINESS

- I.) **CALL MEETING TO ORDER** – Meeting was called to order at 7:00 pm.
- II.) **PLEDGE OF ALLEGIANCE** – Recited.
- III.) **ROLL CALL** – Board Members Ray Nichols, David Schreiber, Michelle Payne, Nicholas Rine and Glen Reid were all present. Also present at the meeting was City Manager Marcos Nichols, Planning and Zoning Administrator Bill Jones, Tamara Ia from SSOE group (site development) and Gustavo Solis from Magnode/Shape Corp.
- VI.) **APPROVAL OF MINUTES** – A motion to approve the minutes of the May 26, 2021 Special Planning Commission meeting minutes by Nicholas Rine, second by Michelle Payne. The motion passed 4 yes and 0 no, Dale Schreiber abstained.
- V.) **NEW BUSINESS** –
 1. A review of the re-plat of Maplevue Subdivision Section 4B.

Mr. Jones explained that there was a boundary dispute between Maplevue 4B and the north neighbor, Zachary Potter (in Madison Twp). The issue went to court and the court order a survey of the boundary in question called a Section Line. The county completed their work and found the original record plat was incorrect and the Plat of Section Line Survey indicated the correct position of the section line. Mr. Jones went over the current recorded plat as Exhibit A and the Plat of Section Line Survey, exhibit B.

Mr. Jones then went over exhibit C which is the proposed re-plat of Maplevue section 4B and showed how the original section line was no longer used and the true Section Line was established in the drawings. Mr. Jones also pointed out the difference in the size of the lots that were affected by the re-plat.

After no further discussion, Nicholas Rine made a motion to approve the re-plat as presented, second by Michelle Payne. The motion passed 5 yes, 0 no.

2. A review of the building and civil plans for Magnode/Shape at 5601 Kennel Rd.

Mr. Jones started out the meeting indicating that Magnode has been in Trenton for 60-70 years. They were acquired by the Shape Corporation out of Grand Haven, Michigan to expand their ability to shape aluminum to a global market. Now they want to expand their Trenton operations in our industrial park buying approximately 50 acres to build a new 320,000 or so square foot building.

Mr. Jones explained a little bit of the history of the land being used for the expansion. He showed where Trenton annexed approximately 200 acres of land from Madison Township, how 50 acres or so of that land was split and then sold to the Shape Corporation.

Mr. Jones went over the Overall Civil Site Plan showing where the building was located on the lot, employee parking, truck traffic travel routes, loading bays, storm water retention basins and landscaping.

Tamara Ia from SSOE made a presentation about the outside of the building explain the different type of materials and glass used on the building. The majority of the building will be decorative insulated metal panels and would provide a nice finished look for the building.

Mr. Jones ended the discussion with an exhibit from our City Engineer that he has approved the plans as presented.

After no further discussion, Nicholas Rine made a motion to approve the Civil Plans as presented, second by Michelle Payne. The motion passed 4 yes, 0 no with David Schreiber abstaining.

VI.) REPORTS BY COMMISSION OR CITY ADMINISTRATORS – No reports

VII.) DATE OF NEXT MEETING – August 16 if needed.

VIII.) ADJOURNMENT – Nicholas Rine made a motion to adjourn, second by Michelle Payne. The motion carried a 5 yes, 0 no vote. The meeting was adjourned at 7:37 PM.