

The COMMUNITY DEVELOPMENT COMMITTEE held a Meeting on MONDAY, SEPTEMBER 8th, 2025 beginning at 6:00 P.M.

COM DEV PRESENT: Chair Schneider, Mitchell, Oswald
FINANCE PRESENT: Asst Chair Davis, Cerra, Schneider, Siwierka
OTHERS: Armstrong, Stewart
EXCUSED ABSENCE: Callahan, Lipian, Tollett
OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Dir Pileski, Public Works Sup Conner, Planner Schoenig, Engineer Schneider

1.The matter of approval of meeting minutes from the Community Development Committee Meetings, as circulated, from: July 14th, 2025

Motion made by Mr. Oswald and seconded by Mrs. Mitchell to approve the 'said' meeting minutes as circulated.

MOTION CARRIES

2. The matter of a Rezoning request for 525 Mussey Ave., from Heavy Industrial to Special Industrial.

Referred By: A. Neider Architecture, LLC

[This matter was passed by Planning Commission on 8/12/2025]

Annissa Neider Architecture, LLC 7178 West Blvd, Boardman, Ohio, she I here on behalf of the owner of this business. She is the architect for the conversion of special Industrial zoning for the use of construction recycling and the like which is laid out on the application.

Mr. Oswald was the first to speak, he was at the PC meeting and his concerns were answered. He feels the biggest thing is the EPA and things going in the river. Those issues will be maintained and everyone is on board with that.

Mrs. Mitchell asked about the junkyard.

Ms. Neider said this will not be a junkyard, per say, they've worked with the zoning. It's really the storage of materials outside. The main part of it is for the transportation of those materials from one building and loaded onto a truck and getting exported off the site. There is a chance that those materials might be there for just a day. There won't be stacks of trash or junk.

Mrs. Mitchell asked if there will be a fenced area so not visible to the residents?

Ms. Neider said there are two buildings that are in the right-a-way which buffer the site and is currently fenced with a lot of heavy landscaping within the roadside. They will make it presentable and add some privacy slots so it will be buffered, the holding material would be behind the buildings so you wouldn't see it easily from the street.

Mrs. Mitchell's other concern is the shipping of hazardous wastes?

Ms. Neider said, no, it won't be hazardous. The only thing hazardous, per the building code is the sawdust, as defined as hazardous and tires. Nothing will be toxic chemicals, there is no asbestos, nothing hazardous in terms as we see as hazardous.

Mrs. Siwierka asked about noise.

Ms. Neider said it is industrial property, but the site will only be occupied during normal business hours. There are no properties that are immediately adjacent, so any noise will be buffered and maintained on site, they will be working mainly within the building.

Mrs. Mitchell asked if they can clean up the area across from their building.

Ms. Neider said they can ask the owner if they can do that to help make it look presentable. The owner did discuss cleaning up the surrounding area to be a good steward. He is very committed and has similar properties all over the state of Ohio. It will bring in a nice economical development chunk into this neighborhood, it's a nice piece of property because it is so well buffered and is set up to do what he wants to do.

Mrs. Davis said it's been empty for a while and she asked if they're committed to bringing it up to code? She wants to make sure there is enough buffering on the side of West River which comes into Mussey Ave which will be blocked off from the view, even though it has a lot of trees. Kids often find their way over the fence. She welcomed the project.

Ms. Neider said they will be demolishing the really dilapidated structures on the properties and will refresh the pavement so that it will become a very workable site. There will be truck traffic coming in and out. It will need to be functional and security will be important.

Mrs. Siwierka asked how many employees?

Ms. Neider said there will be 10 to 15 at the beginning and then up to 20 to 25.

Mrs. Siwierka asked where are some of the other sites that this business owner has?

Ms. Neider said there is one in Youngstown and Columbus. For this specific use of this business, there are only about 12 in the state of Ohio that are EPA certified for this type of recycling business. They bring in non-hazardous liquids from different sites, after floor drains are pumped out and the pumper trucks take to these processing centers. That liquid gets mixed with something, such as sawdust, to make it solid, that is called solidification process. Once it's solid, it can actually be disposed of, that is what this site is doing.

Mrs. Mitchell asked where the solidified product gets disposed of?

Ms. Neider said it's taken off site to yet another location.

Mr. Armstrong asked if there will be hazmat teams on site in case something is flammable or dangerous?

Ms. Neider said when the liquid comes in, it will have a 'change of custody' letter with it, and it is tested before leaving the previous site. It will be certified once it's turned into a solid and then follows the process out of that facility. This is all EPA regulated and the employees are licensed.

Chair Schneider asked if the employees of the Waste Water Pollution Control Plant would have to do a yearly or bi-yearly site check on the facility.

Dir Pyanowski said our WWPC employees will have inspections on a regular basis, as per EPA guidelines. They have been involved in conversations on the matter.

Mr. Stewart asked what is the traffic pattern into the facility?

Ms. Neider said it will all be accessed on Mussey in and out. She didn't know if they will use West River Rd. or West Ave.

Chair Schneider confirms that it would be better if the trucks used West River Rd. as opposed to West Ave, so as to avoid the more residential areas.

Chair Schneider read the committee report and asked for a motion.

Motion was made by Mr. Oswald and second by Mrs. Mitchell authorizing the 'said' rezoning request.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

3. The matter of a request for a Conditional Use Permit for hazardous materials and hazardous storage at 525 Mussey Ave.

Referred By: A. Neider Architecture, LLC

[This matter was passed by Planning Commission on 8/12/2025]

There were no further questions or comments by committee members.

Chair Schneider read the committee report and asked for a motion.

Motion was made by Mrs. Mitchell and second by Mr. Oswald authorizing the 'said' conditional use permit request.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

4. The matter of a request for a Conditional Use Permit for use of a junkyard at located at 525 Mussey Ave.

Referred By: A. Neider Architecture, LLC

[This matter was passed by Planning Commission on 8/12/2025]

There were no further questions or comments by committee members.

Point of order, Mr. Oswald wanted to mention that he appreciates what they are doing because they have done everything the right way and approved everything through EPA, he wants to extend his thanks.

Chair Schneider read the committee report and asked for a motion.

Motion was made by Mrs. Mitchell and second by Mr. Schneider authorizing the 'said' conditional use permit request.

MOTION CARRIES COMMITTEE REPORT WRITTEN

5. The matter of a request for a Final Plat for Harvest Meadows, Phase 4.

Referred By: K Hovnanian

[This matter was passed by Planning Commission on 8/12/2025]

A representative from K Hovnanian introduced himself; Ismile Jallaq, 2556 East Broad Street, Bexley, Ohio 43209.

Mr. Jallaq said this is Phase 4 of this development with 44 single family lots and a continuation of the Harvest Meadows subdivision. The first two phases are complete and they are finishing up the third phase. The fourth phase will be the final phase of this subdivision.

Chair Schneider said that this was approved by Planning Commission with condition for a utility easement to be extended and to indicate that on the plans. He asked if the proponent has been working with Engineering on this

Mr. Jallaq said yes, they are working on that.

Mrs. Siwierka asked for clarification of the streets in the subdivision. She asked if Cedarwood Trail goes all the way through the subdivision?

Mr. Jallaq said it stops at their property line and if future development occurs on the adjacent property, that stub is there for another development to access. The other street, Pheasant Run connects to a previous phase.

Chair Schneider asked Engineer Schneider to speak on the condition that was made by Planning Commission.

Engineer Schneider said the previous plat showed the easement stopping short of the property line with the United Polish Club. The Engineering Dept. requested that it continue all the way through so that in the future if the property near the Polish Club is developed, the easements will already be there and continuity between the two projects.

Law Dir Deery asked if the plans have been submitted to the Engineering Dept?

Engineer Schneider said he has not seen the final version of those plans, but once he receives those plans he will make sure it's taken care of before it gets his signature. Dir Deery said she recommends that the legislation would be held pending verification by Engineering, that the plans will be updated based upon the conditions set forth by PC.

Chair Schneider read the committee report and asked for a motion.

Motion was made by Mrs. Mitchell and second by Mr. Oswald authorizing the approval of the 'said' final plat.

MOTION CARRIES COMMITTEE REPORT WRITTEN

6. The matter of a request for Easements for 652 Cedarwood Trail, Harvest Meadows.

Referred By: K Hovnanian

[This matter was passed by Planning Commission on 8/12/2025]

Mr. Jallaq said this is the easement for the extension of the sanitary sewer.

Chair Schneider read the committee report and asked for a motion.

Motion was made by Mr. Oswald and second by Mrs. Mitchell authorizing the approval of the 'said' sanitary easement for Phase 4 of Harvest Meadows Development.

MOTION CARRIES COMMITTEE REPORT WRITTEN

7. The matter of Accepting the Annexation of 9.7093 acres of property on Chestnut Ridge and originally located in Carlisle Township and Eaton Township.

Referred By: Asst Law Dir Breunig

Law Dir Deery said Attorney Jon Clark is here on behalf of the Developer. The way State Law works is that after an annexation of this type has been okayed by the County Commissioner, there is a 60-day period of time in which the City cannot act. Basically the 60-day tie will be up and then the City can deliberate and decide to accept the Annexation which is the final step of this process. As a reminder it is approximately 9.7093 acres of property on Chestnut Ridge, originally located in both Carlisle Township and Eaton Township.

Attorney Jon Clark, on behalf of Love Retail, 5 South Main Street, Oberlin. He said this was approved by the Commissioners on June 17th, it's 60 days from the date that the Clerk receives the transcript so it would be right for Council's consideration at the next meeting in September.

Mrs. Siwierka said this will be in the third ward. She has had numerous complaints about the condition of the property.

She is hopeful that the new owners do not put in a new commercial subdivision and that there is some other use of the properties. The traffic would be a nightmare. It's just not the right place for more commercial development.

Chair Schneider read the committee report and asked for a motion.

Motion was made by Mr. Oswald and second by Mrs. Mitchell authorizing the acceptance of the 'said' 9.7093 acres of property on Chestnut Ridge Road.

MOTION CARRIES COMMITTEE REPORT WRITTEN

Mrs. Davis called The Finance Committee to order so the JOINT Meeting can begin and that was at 6:35 P.M.

*Chair Schneider said there is nothing more to come before The Community Development Committee and he asked for a motion to adjourn the Community Development portion of this evening's Committee Meetings.
And the evening's Finance Committee will move on with that meeting.*

That motion was made by Mr. Oswald and seconded by Mrs. Mitchell to adjourn the Community Development portion of this evening's meetings at 7:00 P.M.

MOTION CARRIED

The next Community Development Committee Meeting is scheduled for Monday, September 29th, 2025 at 6:00 P.M.

*Respectfully submitted by, Colleen Rosado,
Council Clerk Secretary/Administrative Assistant*