

The November 11, 2015 Plan Commission meeting was called to order at 7:00 p.m. by Larry Ballah with members Stan Dobosz, Rick Ryfa, Rob Bubala and Dave Maglish. Also present was Town Attorney; Bob Schwerd. Absent was member Ken Ruesken and Plan Commission Engineer; Pete Kohut.

Minutes from the October 14, 2015 meeting were approved as written.

#### OLD BUSINESS

**Item #1 Attorney Bob Taylor; Main St./Gatlin Drive. Preliminary Site Plan Review for a proposed funeral home. Property is zoned I1.**

Petitioner was not present. **Mr. Maglish made a motion** to continue Attorney Bob Taylor; Main St./Gatlin Drive for a proposed funeral home **seconded by Mr. Dobosz. All favored, motion carried.**

#### NEW BUSINESS

**Item #1 Camin Cargo Control, Inc.; 596 East Ridge Road by Richard E. Cunningham for a Change of Use.**

Mr. Richard Cunningham and Mr. David Lasser appeared before the Commission representing Camin Cargo Control, Inc. Mr. Cunningham explained the business involves the movement of petroleum products. The Company would like to expand to the Midwest. There are buyers, inspectors and sellers of fuel, as a commodity, Camin Cargo verifies the quantity and quality before the trade. There will be staff to track the movements of fuel as well as field inspectors. Samples of fuel are sent to a laboratory for documentation of its content. The fuel consists of gas, diesel and bio-diesel. Camin Cargo is ISO certified and EPA registered. All National, State, County, and local codes are followed. The product is flammable and combustible. Mr. Ballah asked what the projected product quantity will be. Mr. Cunningham stated there will be quart jars in a small quantity generator. There also will be waste product on site, which will be removed properly. Mr. Maglish asked who certifies the labs. Mr. Cunningham stated there are independent companies that perform the certifications. Mr. Maglish asked how long the waste product is on location. Mr. Cunningham stated typically the period is 30 days but can range up to 180. Mr. Ballah asked if the waste will be stored indoors or outdoors. Mr. Cunningham stated the product will be stored indoors for now. Mr. Ballah asked if there will be truck deliveries. Mr. Cunningham stated semi-trucks will make deliveries during the initial set up period. Mr. Dobosz asked what the average amount of product is, being brought in. Mr. Cunningham stated the average is 220 pounds which is approximately 250-275 gallons. Mr. Ballah asked what the zoning is. Mr. Schwerd stated the property is zoned Light Industrial (I1 or I2). The proposed business *does* fit into the zoning designation. Mr. Ryfa asked if there is proper documentation regarding ownership of the property. Mr. Schwerd stated the petitioner, Mr. Cunningham has presented a letter to speak on behalf of the property owner and also submitted a purchase/lease agreement. Mr. Ryfa asked what the proximity is from the building to a residential home. Mr. Cunningham stated the property is approximately 56' from any other structure. There will be 18-22 employees to start, eventually reaching 100. The business will be open 24 hours a day, 7 days a week, year-round. Employees will work 2 shifts throughout the day. There are 25 parking spaces marked with the potential for 5 additional. The property is also fenced. **Mr. Ryfa made a favorable motion** for Site Plan Review for Change of Use to Camin Cargo Control, Inc.; 596 East Ridge Road contingent upon ownership/documentation from the property owner **seconded by Mr. Bubala. All favored, motion carried.**

#### COMMUNICATIONS

None.

#### BILLS AND EXPENDITURES:

**Mr. Maglish made a motion** to approve a claim for the meeting held October 14, 2015 in the amount of \$65.00 **seconded by Mr. Bubala. All favored, motion carried.**

#### ADJOURNMENT

There being no further business before the Plan Commission a motion was made and seconded to adjourn. All favored, motion carried. Meeting was adjourned at 7:38 p.m.

Respectfully Submitted

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Dave Maglish, Secretary

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Veronica L. Horka, Recording Secretary