

ASHTABULA CITY COUNCIL
CITY OF ASHTABULA
4717 Main Avenue, Ashtabula, OH 44004

PUBLIC HEARING MINUTES
Monday, December 7, 2020

The City Council met for a **PUBLIC HEARING** virtually via Zoom due to the current COVID-19 pandemic. The President of Council called the hearing to order at 5:30 p.m.

Member(s) Present:

Mr. John S. Roskovics	(Council President)
Mr. Michael D. Speelman	(Vice President)
Mrs. Kym A. Foglio	(Ward 1)
Mr. Calvin C. Crawford	(Ward 2)
Ms. Laydean Young	(Ward 3)
Ms. Octavia Harris	(Ward 4)
Ms. Jane Haines	(Ward 5)

Member(s) Absent: none

Officer(s) Present:	Mr. James M. Timonere	(City Manager)
	Mr. Michael Franklin	(City Solicitor)
	Ms. Traci R. Welch	(Finance Director)
	Mrs. Stacy H. Senskey	(Clerk of Council)

Officer(s) Absent: none

Visitor: Mr. Todd Bendis, CEO and partner, Lake City Plating, LLC, and Petitioner of Zoning District Change

SUNSHINE LAW: The Clerk of Council certified conformity to the Sunshine Law.

PURPOSE:

The President announced the purpose of this Public Hearing was a request to rezone the following parcels located on the east side of Lake Avenue from C-1 General Commercial District to M-1 Light Industrial District for business expansion at Lake City Plating:

- 68-402-00-026-00
- 68-402-00-025-00
- 68-402-00-024-00
- 68-412-00-004-08

WELCOME

The President welcomed Mr. Bendis and those watching the live streaming meeting.

DISCUSSION/QUESTIONS/COMMENTS – City Council/Administration

The rezone request was recommended by the City Planning Commission for City Council's approval by. The expanse of Lake Avenue was previously zoned as M-1. When Pendleton building was demolished, a public hearing was held, resulting in the zoning change to C-1. Property owned by Lake City Plating at that time remained M-1. It is also close to the railroad, also zoned M-1. Lake City Plating's business has expanded, and the owners intend to build a 30-40,000 square foot warehouse heading north of the facility on Lake Avenue should City Council approve the request. Mr. Bendis shared the business has grown in the last twenty years and in order to keep up with the increase of market demand.

PUBLIC COMMENTS/QUESTIONS

*Q1: As Lake City Plating makes plans to expand, has the City collected all existing fines and penalties leveled by the EPA (Environmental Protection Agency) for past pollution violations?
Thank you, Ann Rapose*

A1: The City Manager reported Lake City Plating added an industrial pre-treatment facility to their existing infrastructure. Since then, Water Pollution Control Superintendent, Craig Pierce noted few violations coming from Lake City Plating to the City's Waste Water Treatment Plant, and there have been no violations from the Ohio EPA on the City's discharge into Lake Erie. Mr. Bendis echoed there have been no Ohio EPA violations.

Q2: If Lake City Plating expands operations, will all its entire facility be subject to current EPA standards? Thank you, Barbara Gubanyar

A2: The City Manager advised not only does Lake City Plating comply with current EPA standards, but also future EPA standards. Lake City Plating's expansion project is a warehouse which would not change the outflow of waste water.

Q3: What steps is the City taking to ensure that Lake City Plating is disposing of their hazardous wastes properly, especially given their track record of environmental violations?

A3: The City Manager reiterated few violations occurred between Lake City Plating and the City's Waste Water Treatment Plant. Lake City Plating quickly made necessary adjustments once discovered. Sampling Lake City Plating waste water output is an ongoing task.

Q4: Will rezoning the area that these parcels are on raise or lower the amount of taxes that LCP will be required to pay?

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A4: *The rezoning of the property will not affect the property taxes, however once the warehouse is complete, Lake City Plating's property taxes will increase.*

Q5: *If LCP goes out of business or relocates elsewhere at some point in the future, how difficult would it be to rezone the area for commercial or residential development later? Thank you, Justin Thompson*

A5: *The City Manager explained the process is simple and the format would be similar to this public hearing.*

Comment: *Mr. Ron Kister called the Clerk of Council to declare his 100% support of the Lake City Plating project. He said Lake City Plating is a good neighbor of his and they are good people. Finally, he stated he does not want to lose vital industry in the City.*

The City Manager noted he plans to work with Lake City Plating's engineers to install a dedicated turning lane as part of the Lake Avenue paving project. He expects to receive additional economic development funding for the project.

Mr. Bendis appreciated City Council considering the rezoning request. He strives to keep Lake City Plating growing while continuing to display good citizenship. They currently employ 120 people. When he started his career with Lake City Plating seven years ago, he was their 60th employee. He is excited for the opportunity continue to grow.

ANNOUNCEMENT

The President announced that, by law, no formal action may be taken at a public hearing but will occur during the Regular Meeting.

ADJOURN

Hearing no further business to come before this Council, the President adjourned the Public Hearing at 5:46 p.m.

DATE APPROVED: December 21, 2020

ATTESTED BY: John S. Roskovics
John S. Roskovics, President of Council

ATTESTED BY: Stacy H. Senskey
Stacy H. Senskey, Clerk of Council

Attachment 1. Public Hearing Notice

Attachment 2. Supplemental Information

CITY OF ASHTABULA
OFFICE OF CITY MANAGER

MUNICIPAL BUILDING
4717 MAIN AVENUE
ASHTABULA, OHIO 44004

JAMES M. TIMONERE
CITY MANAGER



(440) 992-7103
Fax: (440) 992-4515

October 21, 2020

To: Mr. John Roskovics, President
From: Jim Timonere
Re: Rezoning of C-1 Parcels to M-1 – Lake City Plating.

Mr. Roskovics:

On behalf of the Planning Commission, I was instructed to inform Council the Commission is recommending to Council the re-zoning of the following C-1 parcels to M-1:

- 68-402-00-026-00
- 68-402-00-025-00
- 68-402-00-024-00
- 68-412-00-004-08

These parcels are on the east side of Lake Avenue and are home to Lake City Plating. This vote took place at the Planning Commission's meeting held on October 15, 2020.

If you have any questions, please contact my office.

Sincerely,


James M. Timonere

attachments

cc: Mary Church, Planning & Community Development
Stacy Senskey, Clerk of Council

PETITION - ZONING DISTRICT CHANGE (C.O. 1109.05)
Ashtabula Municipal Building, 4717 Main Avenue, Ashtabula, OH 44004
(440) 992-7119

DATE: _____

Applicant Name (print) _____
Applicant Address _____
Daytime Phone _____ Cell Phone _____
Email address _____

Owner's Name (if different than applicant) (print) _____
Applicant's Address _____
Daytime Phone _____ Cell Phone _____
Email address _____

Property Address(es) _____

Existing Property Use _____
Existing Zoning District _____

Proposed Property Use _____
Proposed Zoning District _____

- Supporting Documents: Please attach the following items to application:**
- a. A vicinity map showing property lines, streets, existing and proposed zoning.
 - b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning location.
 - c. A statement of explanation outlining purpose for request.

APPLICANT(S) SIGNATURE _____

For Official Use by Office of the Clerk of Council (dates)

Filed w/Office of Clerk of Council (CofC): _____
Present to Planning & Community Development Department: _____

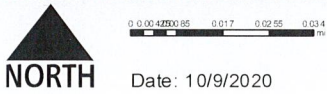
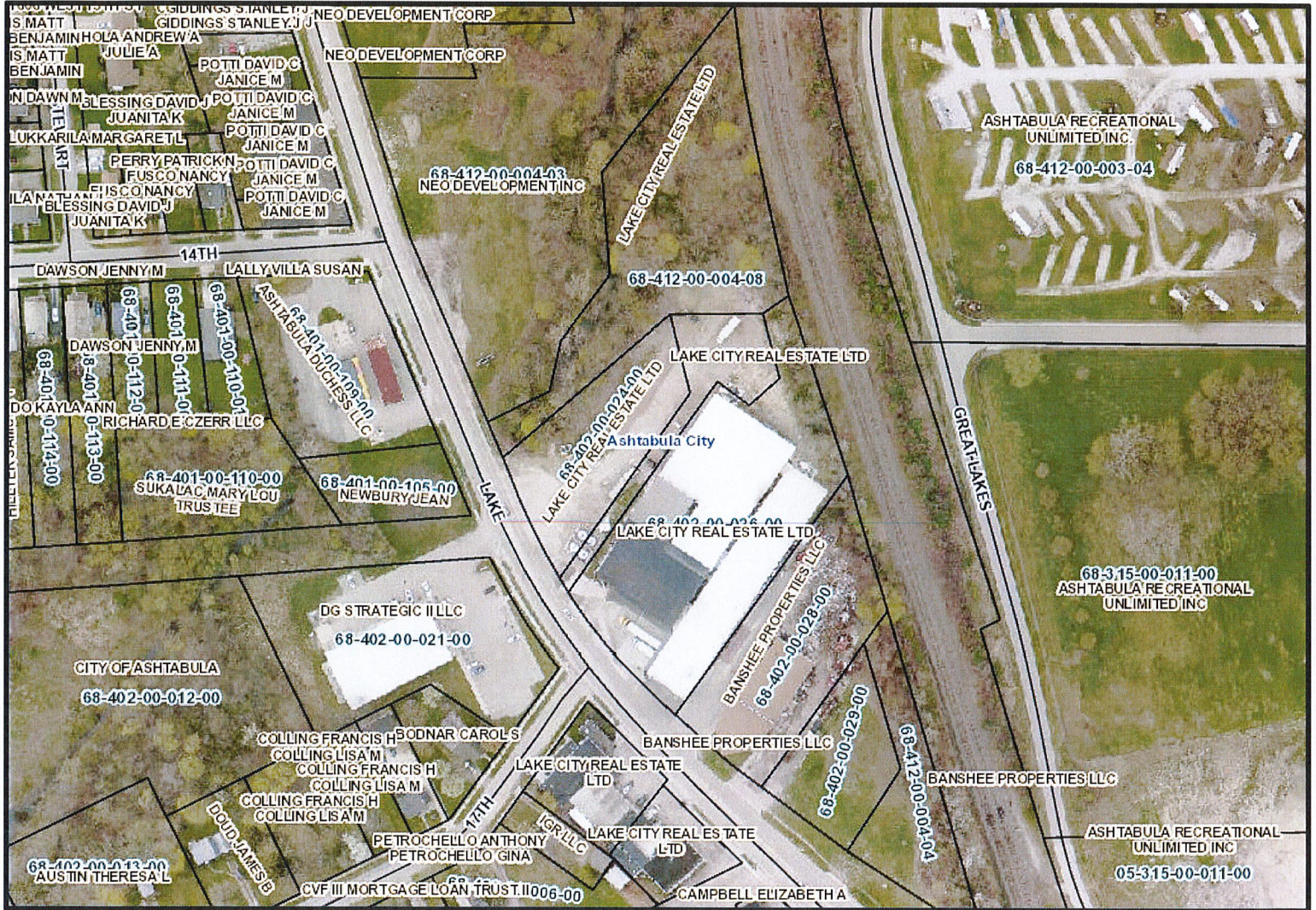
For Official Use by Planning & Community (P&CD) Development Department (dates)

Received _____ Staff signature _____ Fee Paid \$ _____ (cash/check)
Adjacent Property Owner(s) information verified (see b above) (Y/N) Staff signature _____
Scheduled for Planning Commission (PC) Meeting _____ Planning Commission Approved (Y/N/Other)
PC Minutes to Clerk of Council (w/application) _____

For Official Use by Office of the Clerk of Council (dates)

PC Minutes Rec'd _____	Public Hearing scheduled _____
Public Hearing Date _____	PH Notice published _____
Ordinance Req'd _____	Ordinance enacted _____
Certified Ordinance to P&CD (2 copies) _____	





Date: 10/9/2020

1 in = 141 ft **Ashtabula County Auditor GIS**

Property Lines are graphic representations and are NOT survey accurate.