

PLANNING & ZONING MEETING

OCTOBER 21, 2021

ATTENDEES: David Chillas, Chair
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Gene Bloemker
Bruce Orr
Joe Pontak
Gretchen Rachko
Charles Roberts
Scott Unruh

AGENDA:

1. 1120 Industrial Drive, Suites 4, 5, and 6 – Conditional Use Permit request for Rithum Automation, to use the location for storage of parts and ready-to-ship robots on metal shelves, crates and pallets on the floor. Robotic instruments are used for laboratory preparation of forensic and clinical diagnostics including COVID-19. CU-13-21. Tax Parcel No. 23-012.00-021.

Bob Boyer from Rithum Automation requested Conditional Use approval to lease Suites 4, 5, and 6 for storage of parts and instruments used for laboratory preparation of clinical diagnostics. Only one or two trucks deliver/pickup per day. No biologicals or hazardous chemicals are stored on site. Only two employees will be at this location.

Moved by Joe Pontak and seconded by Gene Bloemker to recommend Mayor and Council approve 1120 Industrial Drive, Suites 4, 5, and 6 Conditional Use Permit request for Rithum Automation, CU-13-21. Tax Parcel 21-012.00-021. Motion Carried Unanimously.

2. 128 Patriot Drive, Units 2 & 4 – Conditional Use Permit request for Keinzu Tech LLC, to use space as a warehouse for consumer electronic items. This will be in addition to the warehouse at Unit 5 with Permit CU-06-20. CU-14-21. Tax Parcel No. 23-041.00-015.

Teng Long, representing Keinzu Tech LLC, requested approval to lease Units 2 and 4 at 128 Patriot Drive. They currently lease Unit 5. Additional space is needed to warehouse electronics inventory for Amazon. Occasionally some toys, etc. will be warehoused; 99% of the inventory is electronics. FedEx and UPS make daily stops. Three employees are at the location.

Moved by Gene Bloemker and seconded by Scott Unruh to recommend Mayor and Council approve 128 Patriot Drive, Units 2 and 4, Conditional Use Permit request for Keinzu Tech LLC, to use space as a warehouse for consumer electronic items. This will be in addition to the warehouse at Unit 5 with Permit CU-06-20. Tax Parcel 23-041.00-015. Motion Carried Unanimously.

3. Middletown Auto Mall – Preliminary Major Land Development Plan for a 600,000+/- square-foot cross-dock warehouse on a consolidated lot of seven parcels. Tax Parcel Nos: 23-008.00-114, 23-040.00-006, 23-040.00-007, 23-010.00-044, 23-010.00-045, 23-010.00-046 and 23-010.00-047.

Ring Lardner with DBF Engineers presented the plan. Tony Maras was also in attendance. The parcels were rezoned last month from C-3 to M-I (Manufacturing-Industrial).

- The parcels are also shown as Parcels D, E, F, I, J, K and L on the Auto Mall Record Plan.
- Located nearby are Crooked Hammock, Holiday Inn, Grotto Pizza, Lidl and Home Depot.
- The proposed plan was reviewed by PLUS September 17, 2021 - no negative comments were received.
- A 600,000+/- sq. ft. cross-dock warehouse is proposed. Should the use be changed to a single-dock, cold-storage warehouse, the plan will be brought back for approval.
- No hazardous materials will be stored.
- The proposed height is maximum 80 feet.
- 495 parking spaces are provided. Parking will be adjusted based upon review by Duffield.
- Approximately 990 employees are proposed for the facility.
- No expansion is required to the existing stormwater pond.
- The developer and current property owner are discussing the transfer of responsibility for the existing stormwater management facility.
- A portion of Auto Park Drive will need to be removed. Another portion of Auto Park Drive will be privately maintained. Developer will work with the Town's Solicitor to handle this transfer and vacancy.
- The project is consistent with the Zoning Code and Comp Plan.
- Construction could possibly start in the spring.

Frank Bailey asked if the parking lot to the north near Auto Park Drive would be secured. Tony Maras said the truck storage area will be secured. The employee parking lot will not be secured.

Gretchen Rachko asked if the warehouse would be a 24-hour operation. Mr. Maras said it will depend on the tenant, but most likely 2 shifts.

A discussion occurred concerning signage for truck traffic entering and exiting the facility, and a possible ordinance dictating a specific route for truck traffic.

Tony Maras said they would work with Council and discuss signage, routing trucks, etc.

Moved by Bruce Orr and seconded by Gretchen Rachko to recommend Mayor and Council approve Middletown Auto Mall – Preliminary Major Land Development Plan for a 600,000 square-foot cross-dock warehouse on a consolidated lot of seven parcels. Tax Parcel Nos: 23-008.00-114, 23-040.00-006, 23-040.00-007, 23-010.00-044, 23-010.00-045, 23-010.00-046 and 23-010.00-047. Motion Carried Unanimously.

4. Parcel 2A Westown Town Center – Revised Major Land Development Plan to include a one-story building with 7,625 square-feet of retail space; four one-story buildings with 3,000 square feet of office space in each, and 92 parking spaces. The original plan was for a 3-story retail/office building, 45,000 square-feet, with 122 parking spaces. Tax Parcel No. 23-022.00-195.

Alan Hill presented the Revised Land Development Plan.

- The original plan proposed a 3-story, 45,000 square-foot office building with 132 parking spaces.
- The revised plan proposes a one-story retail building with 7,625 square-feet, and four one-story office buildings, each with 3,000 square-feet. 92 parking spaces are provided.
- The impervious area has been reduced by 4,000 square-feet.
- No tenants have been secured at this time.

Joe Pontak asked if the two dumpster areas shown will remain.

Mr. Hill said they would remain the same.

Moved by Gretchen Rachko and seconded by Joe Pontak to recommend Mayor and Council approve Parcel 2A Westown Town Center – Revised Major Land Development Plan to include a one-story building with 7,625 square-feet of retail space; four one-story buildings with 3,000 sq. ft. of office space in each, and 92 parking spaces. The original plan was for a 3-story retail/office building 45,000 square-feet, with 122 parking spaces. Tax Parcel No. 23-022.00-195. Motion Carried Unanimously.

Moved by Joe Pontak and seconded by Chip Roberts to adjourn. Motion Carried Unanimously.

We believe these minutes accurately reflect what transpired; however, we will appreciate comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within 10 days after receipt, we will assume all in attendance concur with the accuracy of this transcription.

Respectfully Submitted,

Morris Deputy, Town Manager

Ry 10/26/21

Cc: Mayor and Council
Planning & Zoning Members
All Attendees
Duffield Associates