

**City of Bellefontaine Neighbors
Planning and Zoning Minutes
November 12, 2012**

The meeting was called to order by Chairman Stolte at 7:00 p.m.

Present: Chairman Stolte; members Jennings, Borzymowski, Van Deven, Baker, Dillworth; City Engineer Lum; City Inspector Stocker; Alderman Migliazzo was excused.

The minutes of the October 8, 2012 meeting were reviewed. A motion to approve the minutes was made by Jennings and seconded by Dillworth. Motion passed unanimously.

Agenda:

Susan Jacobson, Earth City LLC
Shingle recycling center, 10950 Raftery Lane
Ms. Jacobson was not present.

Chairman Stolte read an e-mail sent by Ms. Jacobson briefly describing the operation proposed for the property on Raftery Lane:

“Our operation will consist of shingle recycling. Old shingles will be dropped and chipped, then distributed to various asphalt entities for roads. Trucks transporting shingles will enter, drop shingles, then exit. The chipper will run during business hours, and will be done ‘as needed.’ Equipment for the operation consists of a chipper and a front-end loader. We will have a small, unattached structure or trailer, at least two dumpsters, and two out-houses. We also plan on having a small concession stand for drivers, serving hot dogs, hamburgers and soft drinks.”

City Engineer Lum cited City building code 29-71a M-2 Controlled Industrial Dist. which states that “Such districts shall be laid out and developed according to an approved plan as provided in this article in order to accomplish its purpose to provide space in attractive and appropriate locations for certain types of business and manufacturing free from offense in modern, landscaped buildings, and to provide opportunities for employment closer to residence in the city of Bellefontaine Neighbors.

Mr. Lum also cited code 3101 International Building Code, which states that temporary structures can be used for only 180 days, and the International Plumbing Code 403.3 states that the structure must have restroom facilities (one women’s and one men’s) and be ADA accessible.

Mr. Lum also stated that excavation of one acre or more would require a storm water protection plan excavation permit. MSD may be involved; this would depend on how major/minor the disturbance is.

After some discussion among the P&Z members, a motion was made by Jennings and seconded by Baker to table this issue until the December meeting. The motion passed unanimously.

There being no further business, a motion to adjourn was made by VanDeven and seconded by Jennings. Motion passed unanimously.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Bob Stolte

The next meeting of the Planning and Zoning Commission will be held on December 10, 2012 at 7:00 p.m.