

**CLINTON TOWNSHIP
PLANNING COMMISSION
MINUTES - MAY 6, 2019**

Call to Order

The Meeting of Clinton Township Planning Commission was called to order at 7:00 pm by Chairperson Corace.

Pledge of Allegiance

Planning Commission Members in Attendance

Kevin Corace
Bill Duncan
Pat Hebda was excused
Dave Koren
Gabe Ciafre
Todd Cress
Barb Bartley was excused

Staff in Attendance

Linda Harigan, Township Secretary/Treasurer
Tom Hartwig, Township Engineer

Public Comments - *Agenda Items*

No Public Comments

Approval of Minutes from April 1, 2019 Meeting

Motion to approve April 1, 2019 minutes with correction of page 2 fourth paragraph to state hydrated soils by Hartwig and entered Corace comment no more disturbance of land until testing is done. Motion by Duncan, second by Ciafre. Motion passed unanimously

Old Business

Michael Lazaro 168 Lardintown Road, application for an In-Home Occupation Occupancy and Condition Use was denied at the Regular Meeting of Board of Supervisors on April 8, 2019 due to fact that Mr. Lazaro did not follow through with the instructions to get approval.

Correspondence

Solar Projects in County

Duncan commented that the CDC is working with a Solar Company that is looking at the Old Tera Switch property in the Victory Road Industry Park and possibly another property (he did not state where other property is located) it still in the discussion stage. Corace asked if the communication lines are open. Kathy Allen commented that she spoke to the CDC on May 6, 2019.

New Business

Luxfer Magtech Inc

2 New Buildings

1. Operations Building
2. Electrical Building

Gabe Ciafre excused himself from this discussion.

Mike Mantia, Operations Manager, Vic Zendron, Project Manager, for Luxfer, Tyler Theuret and John Kolson from Metal Buildings Direct, hired for the project, attended the meeting. Michael Mantia stated they are here to ask for a Building Permit to build two new building at their Saxonburg site at 955 Saxonburg Blvd. In December 2017 Luxfer purchased the site and the assets of the ESM plant associated with their Specialty Powder magnesium business, not the full business. At the present time Luxfer continues to operate the Specialty Powder magnesium business. Luxfer did not purchase the higher volume of business EMS which was the powders used in the steel making business. Luxfer operates and only purchased the lower volume of the business.

They have submitted drawings and plans. The purpose of the new buildings is to make a long term investment in the Saxonburg Plant. They will be moving some equipment from a Wexford site. They see the Saxonburg Plant as a place growth and increased employment.

Luxfer intentions: Mantia gave a computer presentation

Luxfer wants to build two new building an Operation and an Electrical Building. The presentation showed where the buildings will be located. The main building will house the grinding equipment. They are building in an area that is impervious. They will be adding a 408 square feet of impervious area.

Concerning Stormwater Management:

Rumbaugh Environmental Specialist, Luxfer's consultants, reports that Luxfer will not be required to submit a Stormwater Management Plan, since they are only adding 408 square feet of impervious area. Rumbaugh states they qualify for a Low Impact Land Development (LILD) in section 302.1 of the Stormwater Management Ordinance. They understand the concern with disturbing the ground and with a run-off that it may create.

They are seeking out the best practice for this situation to comply with requirements stated in Section 401 in the Stormwater Management Ordinance 2011-03. Luxfer will have an impervious parking area. The longest time they will be disturbing the soil is 28 days. They recommend using straw bales on impervious surface around the building and Non-pervious use socks. Caution would be taken not to disturb Stormwater drains; they would use socks and screens to protect them. Also, they would make sure the work is well disciplined and the area is taken care of.

Questions, Comments and Concerns:

Corace voiced his concerned:

1. The area is Zoned Limited Business, but this is heavy industry.
2. He did not see any Stormwater Management calculations. He feels they are confident in their Stormwater Management but he would like to see some calculations.
3. He request Luxfer put a plan together with an Engineer's seal.
4. Luxfer still has to bring this up to code. Clinton Township needs it on record when previous Stormwater procedures were installed. He is concerned with the impact on the neighboring properties; where it connects, where it runs-off and to make sure the foliage, soils or whatever is holding it back.

Luxfer Question:

Do you still think we need a Stormwater Management Plan even if we are low impact?

Corace reply:

Yes, that is what I am requesting. I need an updated plan with a seal.

Hartwig reply:

I think there is concern with Stormwater Management because the plan and the facilities you have in place were constructed so long ago. Because of the new construction the Township needs some assurances that your post-construction run-off is not more than your pre-construction run-off. Your consultant should be able to run some very simple calculations to demonstrate that. The time you spend trying to counter balance that will be far greater than your consultant running the calcs.

Luxfer Question:

In what form would you like that information?

Hartwig reply:

A simple letter report with you consultant's signature and seal behind the calculation, not a full blown hydro-logical study. You are exempt from that. We would just like some assurances that your post-construction run-off is not greater than your pre-construction run-off.

Corace Comment and Concern:

1. This plan is great for the buildings. There is only a seal on the building. We need to see a plan with a seal that shows the neighboring properties, Catch basins, where it hooks up, where dumps out, once you show that we will know you have not changed anything. The site has been there so long and regulations are starting to come down on us.
2. Corace questioned if the Compressor Station was housing grinders, and is there noise.

Luxfer reply:

1. They do understand that site has been there a long time and they will provide the Planning Commission what they need.
2. Luxfer's consultant has monitored the noise levels and they feel they comply with Clinton Township Ordinance 2019-01. They handed the Planning Commission a noise study report.

Discussion on Noise

Cress questioned if the cyclone units were included in the study and what was the height.

Luxfer replied the yes they were and 15 feet.

Hartwig commented that some years ago noise was coming from the old ESM site and he thinks it was mitigated.

Zendron from Luxfer stated the noise level issue was solved by the earthen walls topped with evergreens, a wooden wall, noise dampers on blowers and closing doors

Koren asked if the noise level will stay at acceptable levels

Luxfer replied there would be a slight increase but it would be in the acceptable levels.

Duncan questioned if Luxfer uses sound proofing in the buildings.

Luxfer replied stating they use some additional sound insulation and a variety of things.

Duncan mentioned the complaint we get from another compressor station that puts out a low vibrations. He asked if Luxfer buildings will have that issue.

Luxfer replied that additional insulation is used on pipes.

Corace asked if Luxfer could insulate for sound with the dust.

He had a second concern if the sound level projected from the top of the hill.

Luxfer replied they could not insulate for sound because insulation holds dust and explodes. They stated they monitored their closest neighbors and believe that are at acceptable levels. They are aware there our standards they have to meet in the 2019-01 Ordinance. They stated they will handle any issue that may arise.

Misc. Discussion

Corace asked about lighting.

Luxfer stated they are not adding anymore lighting.

Duncan asked if it still blows up.

Luxfer replied that powders are susceptible to fire. The particles they use are finer powder. Luxfer are always working on safety.

Duncan asked about hiring more employees.

Luxfer replied that ESM had about 40 employees. They only run the Specialty Powder and employ 12 people and plan on an increase of 3 additional employees.

Corace asked about an increase in truck traffic

Luxfer replied that in 2017 there were about 40 trucks a week. Now there are only about 5 trucks a week and they expect an increase of 3 additional trucks per week.

Corace commented that he heard in their presentation that they want to expand more.

Luxfer replied that could not comment on company plans, but yes they would like to expand.

Corace reiterated they are zoned Limited Business and they are a Non-Conforming Business. He asked the Commission if they had any questions or comments.

Duncan stated that Luxfer needs to blend in the best they can. The neighborhood has accepted them and there should be no more impact on the neighborhood.

Koren questioned if the lighting meets the current code

Luxfer replied they are DHS site and they also have to meet Homeland Security Codes also.

Corace reminded Luxfer that we need to bring them up to code.

Luxfer asked for clarification on what they would need for the next meeting.

Luxfer's Clarifications

Plans for the following:

1. Adjacent Properties
2. Lighting
3. Stormwater/Stormwater Letter
4. Non-Conforming-please become familiar with Zoning Ordinance 2009-01 Section 402 Non-Conforming Uses

The Luxfer Representatives left immediately after the presentation and comments.

Other Business

Ciafre is back in the meeting.

1. General Code – Editorial and Legal Analysis

On schedule it will be sent to General Code before May 29, 2019

2. Motion by Duncan to approve the Revised Zoning District charts and the revised Section 410 which includes Farmland Preservation and move the Traditional Neighborhood overlay zone to the Residential area between Freeport Street to Knoch Road and remove Section 401.3

Second by Ciafre. Motion passed unanimously.

Previewers for June

Todd Cress and Bill Duncan

Public Comments – Non-Agenda Items

1. Todd Pfeifer from II-VI verified he will be on June 3rd agenda and what he will need to present.
2. Workshop on June 3rd on Alternative Energy and Sign Ordinances

Next Meeting June 3, 2019

Adjourn Meeting – 8:25 pm

Motion by Duncan Second by Cress. Motion passed unanimously.

Respectfully Submitted


Linda L. Harigan Secretary/Treasurer

