

**ZBA Meeting Minutes**  
**March 19, 2019**  
**CORRECTED**

The City of Conneaut Board of Zoning Appeals hearing was held on Tuesday, March 19, 2019 beginning at 5:30 pm., Pledge of allegiance was recited. Chairman Arcaro asked for roll call. All members were present.

Mr. Arcaro asked if the board reviewed and had a chance to review the December 18, 2018 meeting minutes and if there were any changes or corrections that need to be made. Mrs. Sherman stated there were a few misspellings of Mr. Kubicheks name, one in the first paragraph and the other on the fourth page. And then on the last page where it says "I'll entertain a motion", should it say "motions were made to adjourn?"

Mr. Arcaro: Let me just correct that to say "a motion to adjourn". Are there any other corrections or additions? If not, I'll entertain a motion to accept the minutes with corrections.

Motion to approve with corrections was made by Mrs. Sherman and seconded by Mr. Naylor. Mr. McKenna was not present at the December meeting and abstained. All others were in favor of approval, motion carried.

Attendees that were going to speak at the meeting were sworn in.

There was no old business on the agenda to discuss.

New Business:

Mr. Arcaro: Case # 01-2019 - Mr. Daniel May of FPM OHIO LLC dba HEATED STORAGE OHIO HOLDINGS LLC of 0 Center Street, Conneaut, Ohio, parcel #12-316-00-008-00 is seeking a Conditional Use Permit (Section 1137.07 of Codified Ordinances) to use the vacant lot as a Temporary Outdoor Storage Facility (New Business) to store Boats, RV's, etc. They will install a six (6) foot Green Chain Link Fence. The fence will set back fifty (50) feet Off Center Rd and will conform to side a rear yard setback which is two (2") inches from the property lines. Located in a B-1 Highway Service Business District. Melanie, want to tell us what's going on, and/or Janet?

Mrs. Brown: Gateway, right there by Gateway Plaza, Day May would like to erect a temporary outdoor storage facility. They went before the Planning Commission last month and they approved the site plans. He will put the fence around where you cannot see the storage RV's or boats. He's been getting a lot of feedback from residents coming into Conneaut to store their vehicles, - that type of thing.

Mr. Arcaro: Are there any questions or conversation from the board?

Mr. Naylor: Are we discussing a conditional use permit? I mean if everything else is in compliance (inaudible).

Mr. Arcaro: I think part of it is because of the fence.

Mrs. Brown: It's not permitted in a B1. It has to be a conditional use, and requires a variance for you guys to approve it, the nature for storage.

Mr. Arcaro: Which was already passed.

Mrs. Brown: Well, the site plan was passed, the site plan before the planning commission, not the variance, not the conditional use.

Mr. Arcaro: Did they not come before us before when they made that into storage?

Mrs. Sherman, He came before on the building.

Mrs. Brown: Any time there's a new business that comes in that needs to conform for parking, drainage, that type of thing that has a site plan needs to go before the planning commission, so that part of it was approved. This part of the site plan needs to be approved by ZBA, because it's a conditional use in a B1 district.

Mr. Arcaro: Because it wasn't done at the time he did the original?

Mrs. Brown: Correct.

Mr. Naylor: I didn't hear that.

Mr. Arcaro: Because it wasn't done at the time he did the original storage. This is for the outside parcel. Is there any other questions or further discussion?

Mr. Naylor: I'd like to define what the variances are that they're considering tonight.

Ms. Shubitowski: They're just going for a conditional use, which is the duty of the ZBA to grant the permit.

Mr. Naylor: That's what I asked before and somebody said it was about the fence.

Ms. Shubitowski: No

Mr. Naylor: So, the only thing we're looking at is the conditional use.

Ms. Shubitowski: Correct.

Inaudible conversation regarding trees

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Mrs. Brown: There was some trees there, that lot was used as a parking lot for 18 wheelers back in the day, so it is graveled. EPA did a great big survey of the property so the storm water is there, the gravel is there. They are going to have to clear some trees.

Mr. Arcaro: The portion on the north.

Mrs. Brown: No, the south. They won't need a curb cut, there's already a curb cut there off Center.

Mr. Arcaro: Did anyone hear from FPM?

Mrs. Brown: No, I'm sorry. I could have gotten them on the phone.

Mr. Arcaro: Well, we need to go over the Duncan factors, how are we going to do that?

Mrs. Brown: I'll need to talk to him; we'll have to just table it.

Mr. Schwartz: Are we allowed to (inaudible)

Mrs. Brown: Eventually Rueben, they are working on retail businesses but because there's so many things in the works right now, we're not able to discuss it. But this is...

Mr. Schwartz: I'm just worried because that's our only mall.

Mrs. Brown: They're working with Jim, yeah, get with Jim. They're working with Jim pretty closely. This is temporary, the outdoor storage, that's temporary. They're just trying to meet their overhead right now until they can get the places filled with the retail, and they are working on that right now, but it may be a year or two years down the road.

Mr. Arcaro: We still have the mall, maybe a little bigger out on the west side Rt. 20, Big Wheel Plaza.

Mrs. Brown: They're looking to invest in Conneaut big time.

Mr. Arcaro: Because Mr. May is not here to answer some required questions, I'm going to ask for a motion to table this.

Mr. McKenna: I'll make a motion

Mrs. Sherman: I'll second it.

Mr. Arcaro: It's been moved by Mr. Sherman, I mean, Mr. McKenna and seconded by Mrs. Gates. Is there any further discussion? Melanie, if you could call the role.

Role was called, all were in favor of tabling the case. Motion carries.

Mr. Arcaro: I don't want to sign this until we have the corrections, (referring to the December 2018 minutes). Case # 02-2019 – Mr. Rueben Schwartz dba KGM Properties located at 618 Sandusky Street is seeking a Change in Use permit to lease out his building to Mr. Ray Hammond providing fresh cut hardwood counter tops, table tops, bar tops and barn beams. The building is currently used as a storage facility housing boats, rv's etc. Change of Use will be to a Commercial Retail. Located in an R-4 Urban Residential District. Melanie and/or Janet, you want to go first?

Mrs. Brown: Ruben came into the office last month and is requesting a change or use or possibly a mixed use. I'm not sure, are you going to do a mixed use? (addressing Mr. Schwartz) Yeah, he's going to go for a mixed use on the building, keeping it as boat and RV storage in part of it, and we're still trying to figure out what the use is going to be based on your testimony. To operate a hardwood... he wants to make customized counter tops, bar tops, he wants to use reclaimed wood. I'm not sure if it's going to be a retail business, wholesale business, so it'll be base on your questions that Mr. Hammond and Mr. Schwartz will be able to answer.

Mr. Arcaro: Mr. Schwartz, you want to go first? Please stand up and come forward a little bit, we need to record this.

Mr. Schwartz: We want to make it into a retail business. He has a bunch of reclaimed lumber for tables and all kinds of things. He sends them to China, he sends them to Russia, it's beautiful stuff. Anyway, he needs a warehouse. He has a real little band saw and he cuts for like 2 hours a day, and then from there he finishes it, but he needs the space to do it. My building is too big, but it's separated into 3 parts, and he wants the one part that is 120' x 36'. He would like to rent that one space.

Mr. Arcaro: Do you have anything you want to add to that? (Directed to Mr. Hammond)

Mrs. Sherman: The microphones don't work.

Mr. Arcaro: You don't have to sit down if you don't want to.

Mr. Naylor: So, we're changing the request that we have to partial use?

Mrs. Sherman: A mixed use.

Mrs. Brown: I apologize, Ruben wasn't sure, - you weren't sure at the time, right?

Mr. Schwartz: I wasn't sure how many square feet Ray wanted at the time, but I wanted to get him into this meeting because he needs to get open because he has a lot of stuff to sell.

Mr. Arcaro: Did you fill out a new application?

Mrs. Sherman: I see on this application you have the number of employees, 10. That's a lot of employees for one band saw. Is there more equipment?

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Mr. Hammond, I would love to explain what's on my mind. I want to come to Conneaut, which I've lived here all my life. I want to do business here. Now to answer your question, eventually. I always look out there. Right now, I'd like to put on one part time, or probably two right away and see how it goes. We have to grow. This is a new business, not too many people in this country do this, make countertops like this. There's only about 12, and if I can explain myself, I started in 2012. I went to Yellowstone, British Columbia, Alaska, Florida, I've lived in three national parks. I paid people to teach me how to do these things and do it right. Unlike other countertops, it's solid, not glued together, it's all one piece. It's very heavy and you gotta be careful what you do. I only found 12 people that can do it, so I paid them, they taught me. It's been seven years, I started investing 2 years ago in the equipment. The band saw has a 14-horse engine. My lawn mower is bigger. Very quiet, it does 3-foot logs, and it's very cool. It's not like the Amish where it's a diesel engine and very relentless all day long. I've been home about 3 weeks, I haven't used it since. I probably got 20 hours on it. I cut lumber for an hour, I got more than I need, basically like mowing your grass twice a week. I can do it when people are mowing their grass, I want to be very respectful.

Mr. Naylor: So, when you expand and have 10 employees, what kind of equipment are you going to have?

Mr. Hammond: Probably one more. Basically, it's a wood shop with a saw mill. I take the sawmill to the woods. I have a 4-wheeler, it takes 10 minutes to put it on the trailer, 10 minutes to take it off, I pull it out to the woods and I do all my milling out in the woods. I like to go deep, nobody around, all by myself. The animals like me being there. It's 7 feet long.

Mr. Naylor: So that's the only piece of equipment you need to do this, a bandsaw?

Mr. Hammond: No sir.

Mr. Naylor: What other equipment?

Mr. Hammond: I have people building me equipment already. What it is, the mill is going to be 20 feet long. it rolls on a track Right now it 14, but I added on, in the building it will be 21 feet long. There will be a planer.

Mr. Naylor: So, it's still the band saw.

Mrs. Sherman: No, it's a planer.

Mr. Hammond: I'm going to get to that. See, I'm pioneering this, nobody is doing this, but everybody wants this. So basically, to lift these countertops, I have a piece of equipment being made 6 feet tall, 6 feet wide, got big tires on it, and it rolls down the track. It picks up the countertop that weighs 300 pounds because I cut them very thick, 13 feet long, 30 inches wide, that's a heavy board. So, it lifts it up, rolls out, that's a piece of equipment, take it over, sets it down, or I can take it and put it on a lift table. I'm going to have lift tables that lift, turn, planer.

Mr. Naylor: So, the noise from your lifting device is like a fork truck, or less.

Mr. Hammond: All it is, is a winch.

Mr. Naylor: OK, so it's not motorized.

Mr. Hammond: No

Mr. Naylor: That's what I'm trying to find out.

Mr. Hammond: The noisiest thing in the whole building will be the planer. That's what I believe, the planer would be the loudest, and that's not very loud.

Garbled multiple conversations going on.

Mr. Hammond: What I didn't discuss with Ruben, which I would like to do that now. Logs. I own the best lumber in the state, maybe in the country. This lumber is from Wayne National Forest. You cannot buy it, you cannot cut it, you'll go to prison. I bought the property in the middle of Wayne National Forest, I own it, it's five hours from here. This wood is here, I have permission from the rangers to take it out. So, to say that, I might want 30 logs sitting outside... maybe, but it doesn't have to. We can put them inside. I'd rather it be inside, but when the truck comes, I'd rather take one at a time in, cut them put it in place and clear the pile of logs. But they will be stacked pretty, no more than 30, or we can do whatever you choose.

Mr. Arcaro: How are you getting the orders for your product? Are you having people visit?

Mr. Hammond: No. What I've done, I've been doing this for a long time, uh, 2 years, since 2012. Most of my stuff goes out of town. I have customers in Columbus I sell benches.

Mr. Arcaro: So, no foot traffic to the building?

Mr. Hammond: No, there will be because I want to sell hardwood boards and hardwood trim that you can't find anywhere here. JR Lumber don't sell it. You can go in and look at the boards that are stacked up and you can purchase it.

Mr. Arcaro: Truck traffic?

Mr. Hammond: No. There will be 2 trucks, because I can cut all my lumber in the woods and haul it in with a trailer, just drive right in the building and unload it. I can keep everything mellow, quiet.

Mrs. Sherman: Then who delivers? Does like a big truck come in and deliver the product?

Mr. Hammond: I will have a log truck come, about twice a year. Other than that, I'll just bring the boards in on...

Mr. Arcaro: I think she's talking about delivering to the customers?

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Mrs. Sherman: Yeah. I mean, if you only sold two a year, it's not a...

Mr. Schwartz: (inaudible).. he ships it to Columbus or whatever, you have like UPS ship it?

Mr. Hammond: What I want to do, the countertops are like ten grand apiece, and I don't want a scratch or anything, so what I'll do, I'll travel to Tennessee, maybe UPS.

Mr. Naylor: If you're sending out a 300-pound block of wood, you're going to need a decent sized truck, and it's going to have to have at least two guys on it.

Mr. Hammond: I'm using my own truck.

Mr. Naylor: Every delivery you sell, you will take personally to the customer.

Mr. Hammond: Yes, cause I want to make sure that countertop gets there in one piece and I'm liable for it and it's a lot of money.

Mr. Naylor: OK

Mr. Schwartz: Remember he, some of the wood that he sells, he sold a beam to, somewhere in England. It was like 6000 bucks, just for that one beam.

Mr. Hammond: Oh, the beam? It went to Chattanooga Tennessee. I own 300 barn beams, 12 inches.

Mrs. Sherman: Now where are those being stored at?

Mr. Hammond: They're in a non-zoned area. I own property down south in Wayne National Forest.

Mrs. Sherman: So, if you sell a beam, does it come up here?

Mr. Hammond: I go get it and bring it up here. I'll probably bring a few and store in there. The shop is going to be very clean, very well set up.

Mr. Naylor: Will you be sanding the tops in the building?

Mr. Hammond: Yes sir, I will have a dust collector.

Mr. Naylor: You'll be spraying them with an acrylic or lacquer?

Mr. Hammond: I do it by hand.

Mr. Naylor: You rub it down. So, will you have exhaust fans for the odors?

Mr. Hammond: Yes

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Mr. Naylor: Then where will they be exhausted to?

Mr. Schwartz: Actually, they can go out through the block wall.

Mr. Naylor: Are you going to filter it before it exits the building?

Mr. Hammond: I can.

Mr. Naylor: Now, when you say I can, you gotta realize there's expense with this.

Mr. Hammond: I understand. Let me explain something to everyone in this room. I have \$210,000 into this. I owe nobody, I owe no bank. I'm serious. This will be a multimillion-dollar company when it's done, but it will be low key. Very few people, very precise, everything careful. That's all I can say.

Mr. McKenna: What are you using to finish the wood? Oil, or lacquer or varnish?

Mr. Hammond: I use regular Minwax.stain

Mr. McKenna: You know, what you put on after the stain for waterproofing. Polyurethane?

Mr. Hammond: Polyurethane, clear, semi-gloss.

Mr. McKenna: And you're just painting that on, you're not spraying?

Mr. Hammond: I have not sprayed, I don't want to spray. Don't want it in the air, just put it on with a brush. I think it's a little more...

Mr. McKenna: Yeah, the reason I ask is how you exhaust that (inaudible)

Mr. Schwartz: Just on his behalf, the size of this warehouse, the chance of collecting that, it'll probably never even make it outside. It's so big and so tall that. (inaudible, multiple people talking)

Mr. McKenna: Right, that's why we're asking about spraying.

Mr. Hammond: I don't want to do that. I want to be, I wanna be careful. I don't want to have a lot of stuff going up in the air. I want to be careful of how I do things, and to answer your question, sir, about the expense, believe me, I understand. Especially with no bank involved, it's rough.

Mr. Naylor: I'm not questioning your financial ability. I'm just concerned that you say, yes, I'm going to put a filter system in for the exiting air, and... do you know what a system like that costs? (garbled conversation) It's got to meet the criteria. I don't know what it costs either. Just as long as you're aware that it may be a condition of the approval.

Mr. Hammond; Well, I just don't know.

Mr. Naylor: I understand.

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Mr. Hammond: I'd like to see this thing be as less hard as possible. It will employ people here. It will be good...

Mr. Naylor: When do you anticipate the 10 people?

Mr. Hammond: Well, at least not for a year.

Mr. Naylor: That's why I ask when you anticipate it. 5 years? 8 years? 10 years? (inaudible) 3 years? OK. Sounds like a great project.

Mr. Arcaro: Ray or Rueben, have you looked at any other sites around town? How did you land on this one?

Mr. Hammond: I called him and told him I was interested in what he had that was available, that could be available. Yes, actually I have a place I can go right now in another town. So, I want to bring this to my town, because, the benches are just beautiful.

Mr. Schwartz: Ray, you can tell him. He did look around town. Everybody that has something available wants an arm and a leg, plus 3 times the amount that I'll give it to him to let him get a business.

Mr. Hammond: Exactly. They wanted \$3,000.

Mrs. Sherman: Do you have pictures of your work?

Mr. Hammond: I do.

Mr. Schwartz: It's an extreme specialty. He only does a few things at a time.

Mr. Hammond: Yeah. It's a very... specialty shop.

Mr. Schwartz: It's not bulk.

Mr. Hammond: It's not production line at all.

Mr. Naylor: So, is it special order? Somebody calls you and asks you to make such and such?

Mr. Hammond: A lot on the internet.

Mr. Naylor: But someone comes to you to request you to make the item?

Mr. Hammond: That's how it is now.

Mrs. Sherman: It's word of mouth, then.

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Mr. Hammond: It's word of mouth now, but yes, it is special order. You can walk in the shop and order anything you want. I design it for you.

Mr. Arcaro: Website?

Mr. Hammond: I'm going to sell on the internet.

Mr. Arcaro: So, I previously asked you if there would be any foot traffic. So, people will be coming to the shop to look at whatever you have there?

Mr. Hammond: Yes, I gotta be straight forward and honest with you. Yes, there will be foot traffic.

Mrs. Sherman: So, I guess I'm thinking of the trim you say you're going to store in there, and if someone calls and says they need this amount of trim, is there a truck going to deliver? I mean you can't constantly be delivering. If it grows.

Mr. Hammond: It's going to be a store, like JR Lumber, go in there.

Mr. Schwartz: He's got all these big racks that go inside the building, like 4 and 5 tiers high. He's going to go down there with his truck and trailer and bring back trailer loads at a time, bring them in and stack them up. Once he gets all his wood up here, he can take orders, and as he uses his wood up, he'll go get more, bring it in. He don't have to have semi loads coming in, he don't have to bring log trucks in, he don't... it's a specialty thing. He wants to be able to do the stuff, like he's going to deliver the countertops, because he don't want to take the gamble of somebody else taking that \$25,000 countertop.

Mrs. Sherman: And this is during the day, 8 to 5, I think I saw that on something.

Mr. Schwartz: Yeah.

Mrs. Sherman: Weekends at all?

Mr. Hammond: Just me maybe, you know, to prepare stuff. This is what I built yesterday. (shows picture)

Mrs. Gates: (inaudible) everything that he wants is done there.

(garbled, multiple people talking)

Mr. Schwartz: There's 480, there's 3 phase there's more power in there than....

(garbled, multiple people talking)

Ms. Shubitowski: If we could have one person talking please at a time. It gets really hard to do the minutes.

Mr. Arcaro: How long have you owned the building?

Mr. Schwartz: (faint, inaudible)

Mr. Arcaro: Do you know what it was before it was storage with you?

Mr. Schwartz: A welding shop

Mr. Arcaro: Is the building sprinklered?

Mr. Schwartz: No

Mrs. Gates: That's why I asked if he submitted a plan to the building department to see exactly what he's going to need for a working shop.

Mr. Arcaro: Well, I'm looking at what was submitted. I think this was from you, right? The business plan, it's kind of, there's not a lot of meat to it.

Mr. Schwartz: Even while I owned it, it was a welding shop. It was just a few years ago when he moved out. 2 or 3 years ago. What's his name? Can't think of his name, now. He had his welding shop in there, he was doing welding and everything else and it was fine.

Mrs. Sherman: But sprinkler wise, the only ones that require that as you know, is going to be your insurance company, basically.

Mr. Schwartz: My insurance company is the only one that is going to come to me and say hey, you're going to need a sprinkler system.

Mrs. Sherman: Right

Mr. Schwartz: Now if you build today, today's building codes, 2019, 18, 17, when you put a new building up, anything over 50,000 square feet, you have to automatically put a sprinkler system in, no matter what.

Mrs. Sherman: New build.

Mr. Schwartz: Brand new. Anything that was before the requirement, you don't have to, but you do have to have a certain amount of fire extinguishers, and you have to have double entrance, in and out for fire escape.

Mrs. Sherman: In which our fire department will inspect.

Mr. Schwartz: Right, we have double, actually three entrances. But there's a certain amount of lighting, the lighting is not a problem because there's an unbelievable amount of lighting. But we still have to, you know, before we open it, I have to go up and pull a permit and allow them to come in and do an inspection before we say, ok, we're officially open. But we have to get it

approved before we go buying a permit. Obviously, we can't open a business without a permit, but we have to have an approval from the city before we take the next step.

Mr. Arcaro: We're going to go back to the foot traffic for a minute, so currently right now when I was over there, I don't think you have much outside, but you're going to be giving up the outside storage for parking spaces then?

Mr. Schwartz: Well, I got parking on both sides of the building, on the north and south.

(multiple people talking)

Mrs. Sherman: It used to be parking.

Mr. Schwartz: It's just got grass. Well it don't get used so we just mow it.

Mr. Arcaro: Signage?

Mr. Schwartz: Signage, we're requesting to have the same size signage that they had on there for storage.

Mr. Arcaro: That's three signs?

Ms. Shubitowski: Yeah, that was his plan. Ray already talked to me on that and he decided to keep the same signs that are on there and just change the working of it, so that wouldn't require a permit.

Mr. Naylor: So, then what about the sign for Rueben for boat storage?

Mr. Schwartz: No, we're putting the same size sign underneath the sign I have.

Ms. Shubitowski: So, you are adding a sign?

Mr. Schwartz: We are adding a sign.

Ms. Shubitowski: OK, so that would require a permit and it would have to conform...

Mr. Schwartz: That's fine. I mean, we're not changing the size of it. I think right now they're 5 x 5.

Ms. Shubitowski: A wall size, excuse me, I mean a wall sign is a maximum 3 feet. If you're going to add one, there's no criteria on the width of it on a wall, but three feet is the maximum height for wall signs without a variance, so you should be aware of that. A projecting sign falls under a size criteria that's different.

Mr. Schwartz: I was going to say, less than 5 years ago, you guys approved my 5' x 5' that's there now. I don't know why it would be any difference now, I mean.

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Mrs. Brown: It could get approved, it would come before the zoning board of appeals, yeah. You just have to go through the process to get a bigger sign, that's all, for the code, that's all it is.

Mr. Schwartz: Yeah, which is no big deal.

Mr. McKenna: What she's saying is that if you want to go with a 3' x 5', it's standard, if you want to go with a second, you would have to get a variance for it.

Mr. Schwartz: I'm fine with whatever size sign you want, we're just trying to....

Mr. Arcaro: That's not even going to be tonight though. You'll have to go through that process again when you get to the sign, unfortunately, so don't even worry about it right now. Do you have anything else you want to add? If not, I want to give a chance to the audience to speak.

Mr. Hammond: No

Mr. Arcaro: OK, Mr. Smith.

Mr. Smith: (inaudible)

Mr. Hammond: Well, that would be noisy.

Mr. Smith: How long is that going to run.

Mr. Hammond: I understand, I understand. I've got too much money on the line. When it needs to run, it needs to run without being restricted. I don't want trouble from anyone. I will do this. Yes, it's going to run, there will be noise. I don't want to lie to you.

(Multiple and faint conversations, mention by Mr. Smith that a lot of people sleep during the day.)

Mr. Schwartz: Is that any more of a problem than a lawnmower running next door while you're sleeping? Lawnmowers are noisy. Remember, he's going to be inside two block walls so...

Mr. Smith: If he keeps the doors closed, that's one thing. If he opens them, that's another. I lived there when that die cast was in there.

Mr. Schwartz: It's not going to be any noisier than that die cast.

Mrs. Smith: When they kept the doors open on that, you couldn't hear yourself think.

Mr. Schwartz: I mean, is the door going to be open?

Mr. Hammond: I don't really know, I don't want to... This ain't going to work.

Mr. Arcaro: We're not sure, it's not up to, you know. Just have a seat, we just have some questions.

Mr. Hammond: You know, to restrict me, I got money on the line. I've got almost a quarter million dollars, and I don't owe anyone. If I have to go and have to be restricted because, yes there is going to be noise. Yes, the doors going to be open.

Mr. Schwartz: No matter what factory you go to, there's noise. They have to do business, but here nor there. They all have to do their job.

Mr. Hammond: I just wanna back out right now. I'm not going through this. I got too much money on the line for this. Way too much, and I'm sorry. I'm very respectful to everybody. I want to be respectful to the neighbors.

Mrs. Sherman: And that's all, they're just concerned with that.

Mr. Hammond: And there will be noise. Period.

Mr. Arcaro: And we need to drill down to that. We need to do our due diligence, you know, as a board. So, we need to hear what they have to say. I mean it's not, we have...

Mr. Hammond: I don't want it. Out of respect, I don't want to continue, so

Mrs. Sherman: Well we'd hate to see you leave the community.

Mr. Hammond: I understand, and I want to be respectful to you and all the neighbors, but this is a passion I wanna do. My work is beautiful, period. I don't want to step on anybody.

Mr. Schwartz: Ray, just hear me out. They're allowed to state their own opinion. Just take a minute and let them....

Mr. Hammond: I apologize. I'm very stressed out. This has been a very big thing, I've got a lot of money riding on this. If it was in the bank, I wouldn't be as tight as I am right now.

Mr. Naylor: I would like to pose a question. Is your planer running now anyplace else?

Mr. Hammond: In the forest. Everything is in the forest. It looks like to me, it needs to stay there, and I need to move back.

Mr. Naylor: The reason I ask is, if it was in a building somewhere and you used it, you could go in there with a db meter, find out how loud it is, and that might solve some of the questions. So, it would be to your benefit.

Mr. Schwartz: Yeah but if, just on his behalf, if he has to go through all that, then it wouldn't be worth it.

Mr. McKenna: Is it in the front end, back of the building, middle?

Mr. Schwartz: It's in the back of the building. It would be in the east, in the middle of the building.

Mr. Arcaro: Mr. Smith, do you have any other questions or concerns?

Mr. Smith: No

Mr. Arcaro: Donna Wiser. Did you have anything you want to say? Questions?

Ms. Wiser: All three of us have worked in that building. I worked there for 15 years. I know what that building is like inside. I haven't been in there since they closed up. I happen to think it's great that you want to bring something to Conneaut. I think these two guys are better at making a statement than I am. I just, uh, it was a very good building. I don't know. Like I said, it's been all these years I haven't been in it.

Mr. Schwartz: I've done nothing but upgrade it since I've owned it.

Mr. Arcaro: William (Referring to William Wiser)

Mr. Wiser: Really, I've just got a few things, personal to (unintelligible) to type of attitude and that. I think they were just trying to find out what kind of common ground is and cause and effect. You know, we're not trying to run you out. If it's a good fit, that's great. I think the unique thing is that you make the statement that it's not any different than any other factory. This is a factory in a neighborhood though. For instance, ones on Chamberlain that don't have neighborhoods surrounding them like this. So, it's getting that balance from that aspect, making sure that it works out well for everybody. I guess where two of the concerns were, you had mentioned, like storing wood and bringing wood in there also, and being able to sell it. What would be the volume of that wood, because again I think you guys touched on some of the things in regards to issues of fire suppression. You're bringing a lot of wood in there, that's a good base for if a fire were to break out. So, does something need to be changed, added? I don't know what's in there now. Obviously, you're saying there's no sprinkler system so it would just be fire department and fire extinguishers. I don't know what lumber companies have to abide by, but would fall under those same types of criteria, based on the amount of wood you're looking at trying to sell. The other is, no matter what, you know, you're using stains, you're using varnishes and finishes. What is the amount and volume of those? Because of the chemical in there, are you bringing them in 55-gallon drums? How are they being stored? Again, with this ventilation system, unless you've undated the ventilation system, that's over 30 years old. The plant closed in 1985. So, there are going to be a certain amount of fumes. Maybe not now because you're a one or two man operation, but when you get up to a ten-man operation, are the fumes going to be increased? So, would there be any need for scrubbers or anything like that? Dust can be a big issue too. I mean, I've working in wood shops, I've worked around that type of dust that can generate, so that also being generated, so what types of filters and things like that are you going to have to make sure that (inaudible). So, you know, those are the growth issues. If you go in there now, you're not, my thought would be two years from now when you starts growing, you're not going to want to have to look somewhere else, you're going to want to stay there and do that. Are you going to have your infrastructure available to be able to start doing that? And just personal context. I've worked in the coating business for over 20 years. One of the labs we were in, we put a ventilation system in that was over \$75,000 just for the venting lab work for, you know, paints and stuff. That gives you an idea of what it might take and what your investment would be in regards to that. I guess my question is on the

chemical aspect. What do you bring in? What are the volumes you're going to be dealing with? What are the storage regulations going to be that these fall under? A low generator of, is there waste coming out of, like anything. You bring a product in, but is there a waste generated from it too, and how is that stored? How long is that there?

Mr. Hammond: I understand. I'm not sure I can answer all those questions. I thought about it, but not quite in that sense.

Mr. Arcaro: Felix?

Mr. Paneto: Well, going off of what he's saying, where I work, any types of chemicals we use is contained in some sort of storage bin. Anything. Whether it be alcohol, spray paint, all that has to be contained in a cabinet, closed cabinet, metal type cabinet. It has to be fireproof. Obviously you're using that all throughout the day, so needless to say, it's got to go somewhere at night. Then by laws that they have today, everything's regulated, saying alcohol has this kind of chemical issues, or this spray paint has that kind of chemical issues, even WD-40. All that has to be basically logged as to what you would have in that container. Then, my bigger concern, cause the house directly across the street that my mother lives in, I hear they don't have a sprinkler system, and yet it's a storage facility that has boats. So, what happens when there is a fire? OK, so today, all these years, that building has no sprinkler system, but yet when there's a fire, my mother is that far away from you guys. Directly across the street, OK? Senior citizen, ain't got a prayer, so, I have concerns over the fact that there is no sprinkler system in that building. Yes, I did work there. I worked right in the plant. I know every aspect of that plant. And yet, there's lighting there, so on and so forth, there's walls in between the other walls. All well and good, but it still highly concerns me that up until this point, that is one issue that has never been addressed. Nothing against you, but the simple fact of the matter, I'm glad to see that work is coming to this town. I'm behind it 100%.

Mr. Hammond: Well, if I can afford it. This is to me where I think this is over. Right now. I have to talk to, I'd need a million dollars.

Mr. Paneto: Well, probably won't need a million dollars, but again, when you have the surrounding residents, And again, we're in a residential area, and one building that we want to change back to do commercial stuff, it really does bring a high concern, and I'm being serious. Right there at that wall, across the street is my mother's house. And I'll continue to go on with that. She's a senior citizen, legally blind, and if anything was to happen across the street, she doesn't have a prayer. So yeah, it does bring a high concern to me.

Mr. Hammond: I understand.

Mr. Paneto: Nothing against you. I appreciate everything you had to say, and I stand behind the fact of what you'd like to do, 100%, but I think that due diligence has to be taken into consideration.

Mr. Hammond: I agree. There should also be a book, a what do you call that, MS book?

Mr. Paneto: Yeah, an MSDS book.

Mr. Hammond: Right. There's got to be those things, and if we need sprinklers, I'll have to see how much money I can come up with. I don't want to put anybody at risk.

Mr. Paneto: What we're trying to do here is just bring up concerns.

Mr. Hammond: Very good concerns. I'm so happy that you're expressing yourself. A couple things I did not think about.

Mr. Arcaro: Rueben:

Mr. Schwartz: Uh, I have a question for you. What happens to my building when your mother's house burns? (garbling conversation) Hold on, hold on, what happens to my building because your mother's house catches fire?

Mr. Paneto: Her house is 1,300 square feet. Yours is probably maybe 30 or 40 thousand? My mom doesn't have boats inside the house.

Mr. Schwartz: I understand that. I have nothing in my building that can burn but my roof. Your house is all wood, and it will burn 10 times faster...

Mr. Arcaro: Guys! This is not the purpose of the meeting. (garbled discussion between Mr. Schwartz and Mr. Paneto) Excuse me! That is not the purpose of the meeting!

Mr. Schwartz: I know. You're going to talk about...

Mr. Arcaro: You can address the board. Don't address the audience.

Mr. Schwartz: The, on 16<sup>th</sup> street, there's a city building where they park all their trucks and everything. Dead across the street and beside of them are residential homes. Trucks in and out. Snow plows in and out, everything. Less than 1,000 feet from my building, and we're not concerned about the people around the city buildings, but we're worried about the buildings 1,000 feet down the road. I'm just making a logical statement.

Mr. Naylor: I just want to bring up that, one of the items here it says, contact the City Fire Department and provide a copy of the official commercial inspection. Now, Mr. Hammond, if you're renting the building, it's not necessarily up to you to put the building in compliance with the fire department. So, I think that you need to keep that in mind that a lot of what we're talking about here structurally, the storing of your wood inside, the whole inventory could burn. Then all that money you spent for all that wood is gone. OK? Where as when you're renting or leasing a building, that may come under the auspices of the person that owns the building to come into compliance. That's just something for you to check into.

Mr. Arcaro: Is there any other further audience comment? Is there any other questions or comments from the board?

Mr. Naylor: No. I think there's a lot of unanswered questions.

Mr. Schwartz: The only thing we're here for tonight is that we just want to know if it can be approved. We understand that we have to go through the building department. This is the number one step. We have to have the city give us an answer.

Mr. Arcaro: Correct.

Mr. Schwartz: All these things that you're telling us about fire suppression and all that, the building department tells us what we have to do. Nobody, that's their job to tell us what we have to do. We need to know, *can* we do it?

Mr. Arcaro: Correct. Before we kick the can further down the road, this board has to determine if the change of use is appropriate.

Mr. Schwartz: Right, otherwise it don't even happen.

Mr. Arcaro: Correct, so because we....

Mr. McKenna: One further question, and that was on the outside storage. I guess you're going to have to put racks out there if you're going to possibly store 30 logs, and that would be in the fenced in area, north side of the building?

Mr. Schwartz: Actually, all your wood is going inside. It's only if you brought a load of logs in. It would take him 3 or 4 days to get them all inside. Racks and all for the wood...

Mr. McKenna: Oh, I know. He was just talking about possibly storing logs outside too. You know, he said it at first. I was just wondering.

Mr. Schwartz: As you take them in, right?

Mr. Hammond: I'm building this company. I'm not sure. I think I might want to store some logs outside. I'm only going to do what I'm allowed to do. I want to do what everyone agrees to. I want this to be a community decision where we all agree. I understand that there should be fire considerations, so I still don't have an answer on that.

Mr. McKenna: It was just a thought. He brought it up earlier that possibly.

Mr. Hammond: I guess.

Mr. McKenna: I'm sure if they're that expensive of a log, you're not going to want to dump them out on the ground.

Mr. Arcaro: Is there any other further conversation from the audience?

Mr. Paneto: So, what are we looking to do today? Now they're looking to get a permit, start up?

Mr. McKenna: A variance.

Mr. Paneto: A variance. What does a variance mean?

Mr. McKenna: To allow that use in the building.

Mr. Paneto: I know, but what happens as far as zoning goes? What happens to property values, things like that?

Mr. McKenna: The building is already commercial, but it's conditional use. It would be used for work aside from the warehouse. And then, they would have to go to the building department after that.

Mr. Naylor: And the fire department, and probably the health department.

Mr. Arcaro: Based on the amount of testimony we have tonight, I'm not sure if the board is going to be able to rule. I'm actually going to entertain, if there's no further questions or comments that we go into executive session. The board of zoning appeals is a quasi-judicial board, so we can adjourn into executive session to discuss it further. We may or may not make a decision tonight. We have 60 days, is it, to render a decision. That puts you back...

Mr. Hammond: Well, I've already made a decision. I apologize for everyone being here tonight. I'm pulling the plug, I'm sorry. I'm going to take this somewhere else. I understand everybody's concerns, and I'm sorry.

Mrs. Brown: Raymond, what are you afraid of? Nobody is really, what is your biggest concern that you're pulling the plug? Do you know what your biggest concern is?

Mr. Hammond: Cost, you gotta remember there's no bank involved, it's my money.

Mrs. Sherman: If you go somewhere else, it's probably going to be harder than here. We are a good community to work with.

Mr. Hammond: It's already done, they're waiting for my decision. Tomorrow it's done, and I'll go somewhere else.

Mr. Schwartz: Will you rent or buy the property?

Mrs. Brown: Well Rueben, I'm sure you're willing to work with him on what he needs in the building.

Mr. Schwartz: I am. It's not me. I'd be more concerned about him getting a hard time.

Mr. Hammond: That's true. I respect the people in this town and I respect all of you, I really do, but if you're going to make this hard for me, I'm not going to put all of my money, all of my assets on the line and argue with neighbors down the road. They may not agree. I don't want to put my life on the line like that and have a hostile relationship.

Mr. Schwartz: You gotta understand Raymond, what you're doing is not remotely close to what was there for years and years and years. You're not even close to what a machine shop ever thought about. So, I mean, I just don't see the big deal on any of this because it's not even nearly an eighth of the noise.

Mr. Hammond: I know, it's very quiet.

Mrs. Brown: You have four neighbors here that are supporting it. They did not, not one of them said they didn't support it.

Mr. Hammond: I'm just scared. I could lose everything I own if this don't go right. And nobody wants to see me do that, like I said, there's absolutely no bank involved, it's all I have. If I have to put in a million dollars and, which is fine, I'm probably going to spend more than a million dollars, but I don't have much more than that. And, I gotta be careful. I'm afraid and I'm scared, but I wanna bring it here, I do. But I don't want to drag this on, and I'm not sure I wanna back out. I've wanted to do this for a long time.

Mrs. Brown: Yeah, give yourself a minute to breathe.

Mr. Hammond: But if I just stop now, we stop the whole thing.

Mr. Arcaro: But it doesn't sound like that's really what you want to do.

Mr. Hammond: It's not, but..

Ms. Shubitowski: Then let the board make a decision.

Mr. Hammond: I'm very into craftsmanship. I try to be better than the Amish. I try to do everything better, I try to respect people, I try not to make a big..I don't want to make a lot of noise.

Ms. Shubitowski: This board, Ray, is here for the betterment of Conneaut and the protection of Conneaut, so I think you should trust them to make the decision.

Mr. Hammond: I will. I'll try to get some more money, because it looks like it might go that way.

Mrs. Gates: Well remember what Mr. Naylor said. It might not be all on you. That's why I say..

Mr. Schwartz: First of all, Ray, about the money thing, it's not about... me and you can take care of all of that.

Mr. Hammond: OK, I want to do this. I want everybody involved. I want everybody's opinion. If we gotta take a little bit of time, we'll see. This will be good for Conneaut, I swear, I promise.

Mr. Naylor: The only thing we're here for tonight, and it really expanded from the conversation, and I'm guilty of part of that too, is the change in use. That's all we're going to decide tonight. If

the change in use goes your way, then there's other hoops you have to jump through. OK? Like the building department, the county engineer.

Mr. Schwartz: I can help you with the building department and the fire department, all that.

Mr. Naylor: Yeah, so the only thing we're looking at this evening is the change in use, OK?

Mr. Hammond: Well, can I pull out at any time?

Mr. Arcaro: That's totally up to you and Rueben. And if we grant it or don't grant it, the decision is still yours.

Mr. Schwartz: Even if they grant the change in use, if we decide it's in your best interest.

Mr. Hammond: To me, I think I'm going to need five hundred thousand dollars, but obviously, I can't make a phone call right now.

Mr. Schwartz: You don't have to worry about that.

Mr. Hammond: Let's go ahead and try this. I know it will be good for Conneaut. I'm a little stressed is all.

Mr. Arcaro: One of the questions before we adjourn into executive session, I just want to ask the audience. How long have you all lived in the neighborhood?

Mr. Smith: Over 40

Mr. Paneto: My parents, about 30.

Mr. Arcaro: OK, thanks. Are there any other questions? Let the record show that our legal counsel, Mr. Newcome has shown up, almost an hour past. Do you have anything to add?

Mr. Newcome: No, as you indicated, the board has the right to consider the change in use, and then you can look at variance procedures for what needs to be done, so it's prudent to allow review time. They're going to look over it as well, so, (inaudible)

Mr. Arcaro: So, is there any other business before the board right now? I will entertain a motion to adjourn into executive session then. It's been moved by Mr. Naylor and seconded by Mrs. Gates. Melanie, call the role.

Role was called all were in favor and the board went into executive session at 6:10 pm.

Mr. Arcaro: OK, we came out of executive session at 7:25 pm. Is there a motion on the floor to address case number 2-2019? Mr. Rueben Schwartz of KGM properties for a change of use permit.

Mrs. Gates: I make a motion that we table.

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Mr. Arcaro: Is there a second?

Mrs. Sherman: Second.

Mr. Arcaro: It's been moved by Mrs. Gates and seconded by Mrs. Sherman. Melanie, call the role.

All were in favor.

Mr. Arcaro: Is there any other business to come before the board? I will entertain the motion to adjourn.

Mrs. Gates made the motion, seconded by Mr. McKenna. All were in favor.

**Meeting adjourned – 7:26 pm**

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Patrick Arcaro, Chairman

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Melanie Shubitowski, Clerk

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