

Village of Lordstown Planning Commission

April 28, 2021

(WHEREAS, THE LORDSTOWN VILLAGE PLANNING COMMISSION MET ON WEDNESDAY, APRIL 28, 2021, AT 5:30 P.M., VIA ZOOM CONFERENCE. DUE TO SOCIAL DISTANCING MANDATES, NO MORE THAN TEN (10) PEOPLE WERE PERMITTED IN THE VILLAGE ADMINISTRATION MEETING ROOM. DIAL-IN INSTRUCTIONS WERE GIVEN TO CALL IN AND ASK QUESTIONS OR SPEAK IN REGARD TO THE SITE PLAN REVIEW OR TO MAKE OTHER PUBLIC COMMENTS. THOSE IN ATTENDANCE SPOKE WEARING MASKS, AND THE TRANSCRIPT WAS PRODUCED TO THE BEST OF THE COURT REPORTER'S PROFESSIONAL ABILITY WITH REMOTE AUDIO TESTIMONY AND SOCIAL DISTANCING GUIDELINES FOLLOWED. PROCEEDINGS WERE AS FOLLOWS:)

The Lordstown Planning Commission met on April 28, 2021, at 5:30 p.m. at the Lordstown Administration Building. The meeting was called to order by Chairperson Tim Rech, followed by the Pledge of Allegiance to the Flag. Roll call was taken.

In Attendance:           Tim Rech, Chairperson  
                              Richard Rook, Vice Chairperson  
                              Arno Hill, Mayor  
                              Don Reider, Council Member  
                              Bob Shaffer, Member  
  
                              Paul Dutton, Solicitor  
                              Kellie Bordner, Planning & Zoning Administrator

Also Present:            Steve Dines, Plan Manager, M&M Industries  
                              David Kandel, Maintenance Manager, M&M Industries

**EXCUSE THOSE ABSENT:**

MR. RECH: All right, thank you. Denise Dugan notified us that she couldn't be here, so I'll make a motion to excuse her. Do I have a second?

MAYOR HILL: Second.

MR. RECH: Mr. Hill makes a second -- all in favor, aye.

MR. SHAFFER: Aye.

MR. ROOK: Aye.

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye -- anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

(VOICE VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

**APPROVAL OF AGENDA:**

MR. RECH: All right -- is there a motion to approve the agenda for this evening?

MR. ROOK: Motion to approve.

MR. RECH: All right, we have a first -- is there a second?

MR. SHAFFER: I'll second.

MR. RECH: All right -- all in favor, aye?

MR. SHAFFER: Aye.

MR. ROOK: Aye.

MR. REIDER: Aye.

April 28, 2021

MAYOR HILL: Aye.

MR. RECH: Aye -- anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

(VOICE VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

**APPROVAL OF MINUTES of April 12, 2021:**

MR. RECH: All right, very good -- thank you. Moving on to minutes from the last meeting on April 12th. Is there a motion to approve the minutes from April 12th?

MR. REIDER: So moved, Mr. Chairman.

MR. RECH: All right, thank you -- is there a second?

MR. ROOK: Second.

MR. RECH: All right, we have a first and second -- all in favor, aye?

MR. SHAFFER: Aye.

MR. ROOK: Aye.

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye -- anybody opposed?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

(VOICE VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

**PLANNING AND ZONING ADMINISTRATOR'S REPORT:**

MR. RECH: All right, thank you -- moving on to Planning and Zoning Administrator's Report.

MS. BORDNER: Yes, Mr. Chairman, I just want to let you know that the regular meeting that was scheduled for May 10th, 2021, should be cancelled. We don't have anything on the agenda. That deadline has passed.

There was, apparently, an assumption that we would have a Site Review Not Involving New Construction for Hoot and Holler -- which is advertised on social media -- that it would be reopening after nearly two (2) years of being closed, but we have not received any contact or paperwork; and the Planning and Zoning office -- I'm not sure if they're still dealing with the lawsuit over the Liquor License there -- or what is happening; but, hopefully, the Planning and Zoning office will hear from the new purveyor soon; but as of yet, we have not.

MR. RECH: All right -- thank you.

**SOLICITOR'S REPORT:**

MR. RECH: Any Solicitor's Report this evening?

SOLICITOR DUTTON: No report.

**CORRESPONDENCE:**

MR. RECH: All right, thank you -- any Correspondence?

MS. BORDNER: No, sir.

**OLD BUSINESS:**

MR. RECH: Any Old Business?

MS. BORDNER: No, sir.

April 28, 2021

**NEW BUSINESS: 1. Site Plan Review for M&M Industries, Inc. – LORDSTOWN, 1702 Henn Parkway, Lordstown, Ohio.** The Planning Commission followed this form that follows Section 1115.04 of The Planning & Zoning Code:

The Village of Lordstown Site Plan Review

NAME: M&M INDUSTRIES, INC. - LORDSTOWN

ADDRESS: 1702 Henn Parkway

1. **Total area in the development:** 15.57 acres per the Trumbull County Auditor
2. **Existing Zoning of the property:** I-1  
**Property to the North:** R-1 (with RR interception) **Property to the South:** I-1  
**Property to the East:** I-1 **Property to the West:** I-1 (across Tod Avenue)
3. **Public and private right-of-way and easement lines located on or adjacent to the property:** State Route 45 (Tod Avenue) is adjacent to the west of the property and Henn Parkway is adjacent to the south of the property. There is a 20' storm water easement running southeast to west across the property, along with a waterline easement running along the east line of the property.
4. **Existing topography:** Flat with various, minor slopes to the west and south, with an increasing rise to the north.
5. **Proposed finished grade of the development:** Finished grade will remain as it currently exists.
6. **Location of existing buildings:** The existing building is situated north of Henn Parkway and east of State Route 45 (Tod Avenue).  
**Location of proposed buildings/structures:** (1) A large concrete pad (18'W x 65'L x 12"H) will be constructed at the southwest corner on the western side of the existing building to hold silos. (2) Four silos (each 12' in diameter and a total of 70'H) will be placed on top of the concrete pad to hold plastic resin. (3) An additional large concrete pad (approx. 37'W x 16'L x 6"H) will be constructed at the northwest corner on the western side of the existing building to hold an enclosed addition, vacuum and water systems. (4) A single structure building addition measuring 36'8" W x 16'L x 27'9" H, will be constructed on the west side of the existing building and will include the west wall of the existing building and an additional 3 walls. An interior wall will be constructed creating two interior rooms which will house manufacturing accessory equipment in the form of a water system and an air vacuum system to be used in the plastic resin molding process. There will be an opening constructed in the existing west wall to this addition, as well as exterior openings, for purposes of ingress and egress. The 2 exterior water towers comprise a closed loop system which will cool the machines used in the injection molding process. The vacuum system will extract plastic pellets from tanker trucks and send them into the silos. Trucks will back up to the west side dock for material conveyance.  
The concrete pads are standalone structures and will not impact the existing foundation as there is a half inch expansion buffer between the concrete pads and the building foundation. Applicant explains that the proposed truck resin transfer system will have no impact on sewer contaminants as it is a closed vacuum system that transfers plastic resin pellets from tanker trucks to the silos. Applicant states that this system is monitored and manned when in operation and will meet all federal guidelines and standards for material conveyance of this type.  
**Uses of existing buildings:** Manufacturing, warehousing and distribution of injection molded plastic pails used in consumer and commercial applications.  
**Uses of proposed buildings/structures:** Applicant states that one of the new concrete pads will hold the two-room building addition, which will have a vacuum system for material conveyance from tanker trucks to the silos and a cooling tower water system to provide temperature control for machinery and use in the manufacturing process. A second concrete pad will hold four silos to be used for storing plastic resin pellets.  
**Total number of buildings/structures:** One existing building and 4 new structures in the permitting of two large concrete pads, a four-silo storage system and a building addition with water cooling towers.  
**Dimensions:** The existing building is approximately 82,000 square feet, consisting of manufacturing, warehouse, and office space. The dimensions of the 4 new structures have been stated previously herein.  
**Heights:** The existing building is 33 feet high in the manufacturing area and 15 feet high in the office area. The heights of the 4 new structures have been stated

April 28, 2021

previously herein and are all well within the maximum I-1 height allowance of 100 feet.

**Gross floor area:** The existing building has 81,288 square feet of gross floor area. New total gross floor area with the construction and inclusion of the west side concrete pads, silos and building addition with water cooling towers will be approximately 83,250 square feet.

**Number of stories:** All structures have only one story.

**7. Location and dimension of:**

**Curb cuts:** All curb cuts will remain as they currently exist on the property.

**Driving lanes:** All driving lanes will remain as they currently exist on the property with no expansion necessary.

**Off-street parking:** Applicant states there are currently 225 total available parking spaces, with 209 employee spaces sized at 10'W x 20'L, 10 visitor spaces, and 8 total ADA complaint spaces, with 2 being van accessible. Lordstown Codified Ordinance 1163.06(a)(12) requires one parking space for each 500 square feet of gross floor area and therefore, a total of 163 parking spaces would be required (which is met).

**Loading areas:** There are thirteen loading docks on the east side of the building within Applicant's warehouse space. There is a separate driveway access to the docks from Henn Parkway. Lordstown Codified Ordinance 1163.05 requires one loading dock for each 8,000 square feet of gross floor area and therefore, a total of 11 loading docks would be required (which is met).

**Angles of stalls:** Parking stalls will be maintained at the normal 90-degree angles.

**Grades:** Paved areas will be maintained at grades of 1% to 4%. Lawn areas will have varying slopes.

**Surfacing materials:** Surfaces around the building will remain as exists, asphalt and concrete, with two additional concrete expansion areas as previously described.

**Drainage plans:** There is an existing 42" storm sewer line which runs across the site and an existing 15" storm sewer line from the building to the paved drainage area. Storm water run-off and retention impoundment will be minimally impacted. The current retention pond will collect site runoff and discharge into the existing storm drain. Applicant reminds that the main footprint of the existing building will remain unchanged.

**Illumination of facilities:** Applicant proposes to use the existing lighting. Additional lighting will be established for the flagpole area and the silo area. The flagpole lights will be 25-watt LED with photocell specifically designed for flagpole illumination which will shine upwards toward the flag and will minimize glare. The silo lights are FXLED 150 flood lights and will shine upwards to provide light on the silos, thus minimizing glare.

**8. Sidewalks and other open areas:** Applicant states that no additional sidewalks or other open areas will be constructed and that the current sidewalks and open areas will be retained and maintained.

**9. Location of all walls, fences, and buffers:** Applicant states that no additional walls, fences, or buffers will be added because of this project.

**10. Location, size, height, and orientation of all signs:** There is currently no sign on the existing building. Applicant has sought and received a zoning permit for a new 72" x 120" stone base, single-faced monument sign to replace the existing sign base on the property. Applicant also intends to place a 60' illuminated flagpole next to this sign. Business 6' x 6' logo signs will be placed on the 4 silos and applicant proposes to place directional signs at the driveway entrances for truck and employee traffic. Applicant has been advised that before placement, zoning permits will need to be obtained for signage through the Lordstown Planning & Zoning Office.

**11. Location of all existing and proposed streets and highways:** This project fronts on Henn Parkway to the south and State Route 45 (Tod Avenue) is located to the west of the development.

**12. All existing and proposed water and sanitary sewer lines indicating pipe sizes, types and grades:** Applicant states that there is an existing 6" sanitary sewer line running between the existing building and the intersection of State Route 45 (Tod Avenue) and Henn Parkway. Emanating from State Route 45 and split within the building are an existing 10" fire protection water line and a 12" domestic water line. There is also an existing 8" fire protection water line which loops around the perimeter of the building to a hydrant and incoming tap line. Upgrades will be made to sprinkler

April 28, 2021

heads within the building. No industrial process wastewater from this site is planned to be conveyed to the public sanitary sewer system.

**The schedule of phasing of the project:** The arrival of manufacturing equipment and the construction and placement of structures on the west side of the existing building will occur in Phase One beginning in May. Fire system upgrades/repairs have been completed. This portion of the project is expected to take an estimated 8-10 weeks to complete with an expectation of being able to produce in some capacity on or about June 20, 2021. Applicant states that Norfolk Southern has approved adding a rail spur to the site for delivery of raw materials, which will be Phase Two of this project and will be brought to Planning Commission once details are finalized. Applicant also proposes to add a sizeable building addition to the north, behind the existing building during Phase Three and will present this to Planning Commission in due course.

- 13. All existing and proposed front setbacks:** I-1 zoning requires a minimum of 100' from road right-of-way; the existing office area is approximately 300 feet from the Henn Parkway's road right-of-way. The new concrete pad and silos will be approximately 450 feet from the Henn Parkway's road right-of way.

**Rear setbacks:** I-1 zoning requires a minimum of 75' from the rear property line; the existing building is approximately 300 feet from the north/rear property line. The new concrete pad and building addition housing the vacuum system and water system will be approximately 350 feet from the north/rear property line.

**And side yard setbacks:** I-1 zoning requires a minimum of 50' from the side property lines; from the east/side property line to the existing building is approximately 200 feet. From the west/side property line to the proposed new structures is approximately 147 feet.

- 14. Other information required by the Planning Commission:**

M&M Industries was established in 1986 as a plastic pail manufacturer. Products are packaged on pallets and shipped directly to customers. The Lordstown operation will include product personnel, customer service representatives, and management staff such as plant managers, quality technicians, and maintenance personnel. Over 5 years, M&M expects to employ 106 people.

The hours of operation will be Monday through Friday, 24 hours a day, 3 shifts. There may be additional hours of operation on the weekends which will be based upon customer demand. At the startup of production in the facility, there will be one to three truckloads of product being shipped outbound daily. Applicant explains that this will ramp up in the coming years with a minimum of six truckloads of product being shipped outbound daily. Inbound truck traffic, carrying resin pellets, will initially be at the rate of one to three truckloads per week and expanding to six or more per week over time.

There are 6 restrooms on site: 3 men and 3 women, with 1 set being in the office space area and 2 sets being in the manufacturing area. There is a fire suppression system already installed in the facility and there are 6 exits/entrances in the building: 2 on the west side, 1 on the south side in the main office area, 1 on the east side in the main office area, and 2 on the east side.

The front entrance from the parking lot into the office space will be used for all office personnel. The entrance adjacent to the east side of the office area will be used for all manufacturing personnel. The exit/entrance door in the rear of the building by the loading docks will be used for drivers to check in with the shipping/receiving department.

The manufacturing area will be for production of plastic packaging products, primarily pails and covers. The warehouse will be for storage of some raw materials as well as finished goods. The primary equipment used throughout the manufacturing process will be injection molding machines, along with supporting auxiliary equipment. There are no hazardous waste or byproducts from the production process and no hazardous materials will be consumed or utilized in the production process.

- 15. Prior approval of water mains and appurtenances by the BPA:** Applicant offers that since the building is pre-existing and no changes will take place to the as built sewer system in place, no current BPA approvals should be needed. Applicant has provided the water/sewer preliminary planning evaluation form to the Lordstown Utility Superintendent, and he has approved same.

April 28, 2021

MR. RECH: All right, then we'll move on to Site Plan Review for M&M Industries, Lordstown, 1702 Henn Parkway.

MS. BORDNER: Yes, sir -- this is a 15.57-acre parcel.

It's zoned I-1.

The property to the south is zoned I-1. The property to the north is R-1. To the east, is I-1. Property to the west is I-1 across Tod Avenue.

State Route 45, Tod Avenue, is adjacent to the west of the property, and Henn Parkway is adjacent to the south of the property. There is a 20-foot storm water easement running southeast to west across the property, along with a waterline easement running along the east line of the property.

The topography is flat, with various minor slopes to the west and south, with an increasing rise to the north. The finished grade will remain as it currently exists.

The existing building is situated north of Henn Parkway and east of State Route 45, Tod Avenue.

The proposed structures or buildings are: First, a large concrete pad that will be 18-foot wide by 65-foot long by 12 inches high (18'W x 65'L x 12"H) from ground level. It will be constructed at the southwest corner on the western side of the existing building, to hold silos.

Secondly, there are four (4) silos, which are each 12-foot (12') in diameter and a total of 70 feet (70') high -- each of them. They will be placed on top of the concrete pad to hold resin plastic.

And number three (3), there is an additional large concrete pad approximately 37-foot wide by 16-foot long by 6 inches high (37'W x 16'L x 6"H), which will be constructed at the northwest corner on the western side of the existing building, to hold an enclosed addition, vacuum and water systems.

And finally, number four (4), a single structure building addition, measuring 36'8" wide, 16' long by 27'9" high (36'8"W x 16'L x 27'9"H) that will be constructed on the west side of the existing building and will include the west wall of the existing building and three (3) additional walls. An interior wall will be constructed, creating two (2) interior rooms, which will house manufacturing accessory equipment in the form of a water system and an air vacuum system to be used in the plastic resin molding process. There will be an opening constructed in the existing west wall to this addition, as well as exterior openings for purposes of ingress and egress. The two (2) exterior water towers comprise a closed loop system, which will cool the machines used in the injection molding process. The vacuum system will extract plastic pellets from tanker trucks and send them into the silos. The trucks will back up to the west side dock for material conveyance.

The concrete pads are standalone structures and will not impact the existing foundation, as there is a half inch expansion buffer between the concrete pads and the building foundation. Applicant explains that the proposed truck resin transfer system will have no impact on sewer contaminates, as it is a closed vacuum system that transfers plastic resin pellets from tanker trucks to the silos. Applicant states that this system is monitored and manned when in operation and will meet all Federal guidelines and standards for material conveyance of this type.

The existing uses of the building are for manufacturing, warehousing, and distribution of injection-molded plastic pails used in consumer and commercial applications.

The proposed use of the new buildings and structures -- applicant states that one of the new concrete pads will hold this two-room building addition, which will have the vacuum system for material conveyance from the tanker trucks to the silos, and a cooling tower water system to provide temperature control for machinery and use in the manufacturing process. The second concrete pad will hold the four (4) silos to be used for storing plastic resin pellets.

Village of Lordstown Planning Commission

April 28, 2021

We have one (1) existing building and four (4) new structures in the permitting of two large concrete pads -- as we said -- a four-silo storage system, and a building addition with the water cooling towers.

The dimensions of the existing building is approximately 82,000 square feet, consisting of manufacturing, warehouse, and office space. The dimensions of the new four (4) structures have been stated previously.

The existing building is 33' feet high in the manufacturing area, and 15' feet high in the office area. The heights of the four (4) new structures have been stated previously, and all are well within the maximum I-1 height allowance of 100' feet.

The existing building has 81,288 square feet of gross floor area. The new total gross floor area, with construction and inclusion of the west side concrete pads, silos and building addition with the water cooling towers, will be approximately 83,250 square feet.

All structures have only one (1) story.

All curb cuts will remain the same.

All driving lanes will remain the same -- no expansion necessary there.

There are currently 225 total available parking spaces, with 209 employee spaces sized at 10' wide by 20' foot long (10'W x 20'L), ten (10) visitor spaces and eight (8) total ADA compliant spaces, with two (2) being van accessible.

Lordstown Codified Ordinance 1163.06(a)(12) requires one (1) parking space for each 500 square feet of gross floor area; and therefore, a total of 163 parking spaces would be required, which is met.

There are 13 loading docks on the east side of the building within Applicant's warehouse space. There is a separate driveway access to the docks from Henn Parkway. Lordstown Codified Ordinance 1163.05 requires one (1) loading dock for each 8,000 square feet of gross floor area; and therefore, a total of 11 loading docks would be required. That is also met.

Parking stalls will be maintained at the normal 90-degree angles.

Paved areas will be maintained at grades of 1% to 4%. Lawn areas will have varying slopes.

Surfaces around the building will remain as exists, asphalt and concrete, with two (2) additional concrete expansion areas as previously described.

Relative to the drainage plans, there is an existing 42" storm sewer line which runs across the site, and an existing 15" storm sewer line from the building to the paved drainage area. Storm water run-off and retention impoundment will be minimally impacted. The current retention pond will collect site runoff and discharge into the existing storm drain. Applicant reminds that the main footprint of the existing building will remain unchanged.

Applicant proposes to use the existing lighting. Additional lighting will be established for a flagpole area and a silo area. The flagpole lights will be 25-watt LED, with photocell specifically designed for flagpole illumination, which will shine upwards toward the flag and will minimize glare. The silo lights are FXLED 150 flood lights and will shine upwards to provide light on the silos, thus minimizing glare there.

Applicant states that no additional sidewalks or other open areas will be constructed, and that the current sidewalks and open areas will be retained and maintained.

Applicant states that no additional walls, fences, or buffers will be added because of this project.

There is currently no sign on the existing building. Applicant has sought and received a Zoning Permit for a new 72" x 120" stone base, single-faced monument sign to replace the existing sign base on the property. Applicant also intends to place a 60' illuminated flagpole next to the sign. Business 6' x 6' logo signs will be placed on the four (4) silos, and Applicant

Village of Lordstown Planning Commission

April 28, 2021

proposes to place directional signs at the driveway entrances for truck and employee traffic. Applicant has been advised that before placement, Zoning Permits will need to be obtained for signage through the Lordstown Planning and Zoning Office.

This project fronts on Henn Parkway to the south and State Route 45, Tod Avenue, is located to the west of the development.

Applicant states that there is an existing 6" sanitary sewer line running between the existing building and the intersection of State Route 45, Tod Avenue and Henn Parkway. Emanating from State Route 45 and split within the building are an existing 10" fire protection water line and an existing 12" domestic water line. There is also an existing 8" fire protection water line, which loops around the perimeter of the building to a hydrant and incoming tap line. Upgrades will be made to the sprinkler heads within the building. No industrial process wastewater from this site is planned to be conveyed to the public sanitary sewer system.

The arrival of manufacturing equipment and construction and placement of structures on the west side of the existing building will occur in Phase One, which is to begin in May. Fire system upgrades/repairs have been completed. This portion of the project is expected to take an estimated eight (8) to ten (10) weeks to complete, with an expectation of being able to produce, in some capacity, on or about June 20th, 2021. Applicant states that Norfolk Southern has approved adding a rail spur to the site for delivery of raw materials, which will be in Phase Two of this project and will be brought to Planning Commission once details are finalized. Applicant also proposes to add a sizeable building addition to the north, behind the existing building during Phase Three, and this will also be presented to Planning Commission in due course.

I-1 zoning requires a minimum 100 foot from road right-of-way. The existing office area is approximately 300 feet from Henn Parkway's road right-of-way. The new concrete pad and silos will be approximately 450 feet from Henn Parkway's road right-of-way.

I-1 zoning requires a minimum of 75 feet from the rear property line. The existing building is approximately 300 feet from the north/rear property line, and the concrete pad and building addition housing the vacuum system and water system will be approximately 350 feet from the north/rear property line.

I-1 zoning requires a minimum of 50 feet from the side property lines; from the east/side of the property line to the existing building is approximately 200 feet; from the west/side property line to the proposed new structures is approximately 147 feet.

Just by way of further information for the Planning Commission -- M&M Industries was established in 1986 as a plastic pail manufacturer. Products are packaged on pallets and shipped directly to customers. The Lordstown operation will include product personnel, customer service representatives and management staff such as plant managers, quality technicians and maintenance personnel. Over the next five (5) years, M&M expects to employ 106 people.

The hours of operation will be Monday through Friday, 24 hours a day, three (3) shifts. There may be additional hours of operation on the weekends, which will be based upon customer demand. At the startup of production in the facility, there will be one (1) to three (3) truckloads of product being shipped outbound daily. Applicant explains that this will ramp up in the coming years with a minimum of six (6) truckloads of product being shipped outbound daily. Inbound truck traffic, carrying resin pellets, will initially be at the rate of one (1) to three (3) truckloads per week, and expanding to six (6) or more per week over time.

There are six (6) restrooms on site -- three (3) men and three (3) women, with one (1) set being in the office space area, and two (2) sets located in the manufacturing area. There is a fire suppression system already installed in the building, and there are six (6) exits and entrances in the building -- two (2) on the west side, one (1) on the south side in the main office area, one (1) on the east side in the main office area, and two (2) on the east side -- back in the manufacturing area.



Village of Lordstown Planning Commission

April 28, 2021

The front entrance to the parking lot into the office space will be used for all office personnel. The entrance adjacent to the east side of the office area will be used for all manufacturing personnel. The exit/entrance door in the rear of the building by the loading docks will be used for drivers to check in with the shipping/receiving department.

The manufacturing area will be for production of plastic packaging products, primarily pails and covers. The warehouse will be used for storage of some raw materials as well as finished goods. The primary equipment used throughout the manufacturing process will be injection molding machines, along with supporting auxiliary equipment. There will be no hazardous waste or byproducts from the production process, and no hazardous materials will be consumed or utilized in the production process.

Applicant offers that since the building is pre-existing and no changes will take place to the as-built sewer system in place, no current BPA approvals should be needed. Applicant has provided the water and sewer preliminary planning evaluation form to the Lordstown Utility Superintendent, and he has approved same.

I have, in addition to that, an approval from the Utilities Superintendent, just stating that he does not see any issues with this phase of the development.

I also have an e-mail from Chief Brent Milhoan that, at this moment, he has no concerns; and I also have one from Chief Travis Eastham in our Fire Department -- that he has, also, no issues with their plans. I did not receive one from the Street Commissioner.

And Mr. Kogelnik is here. He has reviewed their plans and information, as our Village Engineer, and he has submitted his memorandum of support.

MR. RECH: Okay. Well, before we call on Mr. Kogelnik, why don't we have the two (2) gentlemen from M&M introduce themselves, so we kind of have dialogue so that we know who we are talking to.

MR. DINES: I'm Steve Dines. I'm the Plant Manager. This is David Kandel. He's our Maintenance Manager. We are the only employees right now, aside from -- we did hire a customer service person, who is training in Chattanooga. So there's three (3) of us now. That's going to ramp up fast.

I do want to say -- I really appreciate everybody coming tonight. It was a big help. I know Kellie -- I've been bending your ear like crazy. You did a great job helping us out.

It's a hectic time. I don't think I need to mention the issues everybody had this year with the shutdown, Covid, and the delays in the supply chain that has really wreaked havoc on a lot of businesses -- including ours.

We're in the fortunate position -- we do have a lot of business, and that's a great problem to have if you can get it running. So therefore we are being pressed to move quick.

Our customers are screaming at us, and we just don't have -- we have three (3) other plants. This is the fourth. I would not be surprised in a few years; we have a fifth -- probably in this area. That's how fast we're moving. It's just because we must.

So, again, I do want to thank everybody for showing up tonight. These few weeks are lifesavers for us.

MR. RECH: Okay, very good -- thank you. Mr. Kogelnik, do you want to talk about any issues that you have -- or your memorandum that you submitted to Kellie?

MR. KOGELNIK: We really don't have any issues.

MR. RECH: Okay.

MR. KOGELNIK: The memo I gave outlined our findings -- more so on the future aspects for the development than this phase -- are the things that we want to just pay a little bit more attention to because there's going to be more extensive development on the Second Phase.

April 28, 2021

So I can appreciate the developers want to phase his work, to get his operations in gear, and so he's done that; and as I mentioned in emails, it was good that we were also concurrently reviewing other land development plans, and we got to see some overlapping impacts and alert people -- "Hey, we see this. What are you going to do about it?" And so we did that with M&M and with First Energy -- and specifically, in regards to First Energy's placement of power poles; and so it's my understanding that First Energy, from that meeting, is rectifying or realigning their power poles so that they can miss the future planned M&M Railroad spur, and so that was the purpose of that meeting; and so First Energy needs to present that plan to us so that we can understand that they've communicated with M&M, and they've got a plan to avoid that conflict.

So that's really the only outstanding issue, but it's not the obligation of M&M right now. It's just something that they're going to have to work out in the future; but it's more so right now for First Energy to announce how they're going to do that to the Village.

MS. BORDNER: Just by way of a little bit more detailed information to support Chris on that was -- First Energy is running some additional transmission lines for support of Ultium Cells - - and because it is not really involving structures, which we regulate, we don't have to review that here in Planning Commission; however, because it involves environmental impacts and ground impacts, they did have to submit a storm water management plan; and that's what they're looking for the Village, through our engineer, to review and approve.

Through that review process -- and M&M's additional submission of just their preliminary railroad spur information, we determined that the railroad spur went right through an area where one of their transmission poles was at; and maybe Steve can answer where they're at a little bit better with that, just by way of information, but it was a situation that -- obviously, you can't have the rail spur running right through the transmission pole; and one of them -- or both of them had to figure out how they were going to get around that issue, along with a little wetland issue which, I believe, has possibly been resolved.

So it's just a matter of them coming and dealing with that -- but First Energy won't be before the Planning Commission because they don't need to be.

MR. RECH: Right.

MS. BORDNER: What we need is for our Village Engineer to have all the information that is required and necessary for him to be able to review it in final form and give approval, and then they'll be set.

MR. KOGELNIK: So I -- aside from that, I don't have any other outstanding issues with this phase of their development.

MR. RECH: All right -- thank you very much. Are there questions this evening from the Planning Commission members -- no?

MAYOR HILL: The only one I have is, you know -- I know you're talking about bringing the plastic resin pellets in by truck. Once you go by rail, will that be decreasing?

MR. DINES: Oh, absolutely -- the volume is a lot bigger. The cost savings is immense -- yet it will drop that significantly.

MAYOR HILL: That's what I thought. I just wanted to clarify it.

MR. DINES: Uh-uh, yeah.

MR. RECH: These pellets are on tanker truck -- or how do they --

MR. DINES: Yeah, they're like on a hopper truck. I guess the best thing is -- it's like a milk truck on the highway or something like that where, you know -- on a semi, you'll have like hoppers with sections in them and so forth -- the round ones -- that's what they'll come in, and they're just small, plastic pellets. Again, with the rail cars, it's somewhat of the same, but on a much larger scale. A tanker truck can probably hold a little over 40,000 pounds, so we

April 28, 2021

do go through a ton of it. It will ramp up -- four (4) silos, you're looking at 190,000 pounds per silo. Depending on the season, we'll go through a lot of material.

MR. RECH: Wow, okay.

MR. DINES: And that's, hence, why we need the rail.

MR. RECH: And that's an example of what you're making there? (INDICATING)

MR. DINES: Yes, this is what we make. (INDICATING) We make pails. We try not to call them buckets. Our pails are -- technically, they're on the high end of -- in the pail industry. We supply to chemical companies, food service companies. So these pails must meet a lot of standards. They must meet U.N. standards, and so forth. We are an ISO Certified company. Our plant in Arizona is Food Grade -- so they knock out some nice stuff.

One of the key things with our pails is we hold patents on everything we make, especially on the lids -- childproof safety lids. One of our biggest industries that we serve is the chlorine pool tablet industry for your pools. Hence, why everything is going through the roof right now because everybody bought a pool. So if you buy a pool, you've got to have chlorine tablets.

So that's what you're going to find -- and a variety of sizes we make -- from a 3-gallon bucket, all the way up to an 11.7-gallon drum -- in various sizes.

One of the other things we're also going to do is we actually -- this is a label, and this is -- when we're molding the part, we actually have a robot that will put the label inside the machine -- inside the cavity of the mold, and it adheres to the side of the mold, via vacuum, comes out -- and then we inject the plastic into it, and the label is permanent; and by permanent, I mean, if we mess it up, there's no taking the label off and doing it again. So we have --

MR. KANDEL: Three (3).

MR. DINES: -- three (3) of those; and then we're also going to be doing what's called heat transfer labels, which is a heating process, where this -- say a round pail like this will go on a conveyer, and it will go into a process that heats the exterior up and roll the label right on it. So that's permanent as well.

And that's what we're going to do. We're going to do a lot of them. It changes, daily, what -- how -- the volume. The initial -- Kellie, I told you this -- the initial plan was to get this plant built before we had sales. We wanted to be up and running before we were going to provide our customers. That's not happening. Word got out -- customers are beating down the door. "Hey, you got to run. You got to run. You got to run."

So we're trying to do that, but we are going to crawl before we run. We want to make sure we do it right. I welcome everybody to get online and look up our website, M&M Container -- lots of good videos on what we do. You'll see the owner. It's a family-owned operation -- one (1) gentleman and his wife. His father started the business. He's been in it since he was a kid. Probably, honestly, the best group of folks I've ever worked with. You've seen the flagpole. He is as God and country as they get.

So, you know, I've probably said this 100 times, you know -- we are here to support the community as much as we are to support our employees; and if you look at our mission statement, profit is the last thing mentioned -- everything else comes first -- employees, community, customer -- that's our primary goal; and honestly, that's the thing that's carried the success of the business, so it's taken that way.

MR. RECH: Do you fill those with anything or is it strictly just to fill?

MR. DINES: We do not.

MR. RECH: Okay.

MR. DINES: No -- we distribute these out. These will go to the -- like -- the end user are your retail stores. So these are going to go to, like, companies that fill them with cat litter.

Village of Lordstown Planning Commission

April 28, 2021

We have a company that puts stucco in them. We will be running a lot of those pails at our plant. Sakrete is the company.

A lot of these go to -- like I said, the chemical tablets and so forth. We have one company we send pails to that puts ice cream in them. That's a short run for us, every year.

MR. RECH: Yeah.

MR. DINES: But, no, we do not do anything like that.

MR. RECH: Okay. Are they recyclable?

MR. DINES: Yes.

MR. RECH: Okay.

MR. DINES: Any mistake we make, we regrind and reuse. So that's one of the advantages.

MR. RECH: So you're able to reuse the --

MR. DINES: Oh, absolutely. Oh, yes, absolutely.

MR. RECH: Okay.

MR. DINES: We even recycle what's called our purges -- when you're taking a machine out - cleaning an injection molder out. Say I'm going from a dark color to a light color, you must clean that machine out. So you put raw material in there -- or what's called a purge agent; and it cleans that machine out, so you don't have contamination from the previous color.

Well, in doing so, you're going to get these large, plastic purges is what we call them -- and they're hard plastic. We recycle those, too. That was not the case -- I've been in injection molding for a long time. Dave has been in it his whole life. So years ago, that wasn't the case. You just threw them out -- so, no, the industry has gone, real quick in a short time, to become as green as possible, so that is -- we do recycle everything.

MR. RECH: Okay.

MR. SHAFFER: So those pellets, then, are just heated and then forced into the machine to mold?

MR. DINES: Yeah, basically, vacuum will pull the material from the silo -- it will come through the building and go into a loader on top of the machine, and there's an auger in that machine, and it's hot. You know, probably 450 to 500 degrees; and as that material goes in there, it liquifies, and then it will build up pressure -- the machine builds pressure up, and it will shoot that material into the cavities at a rapid pace.

You're probably looking at a 30-second cycle to make this, and then it gets hard -- and we make the handles. We have handle installers -- machines that will put the handles on a lot of them.

MR. SHAFFER: You mentioned you make various sizes. Will this local plant make all the sizes, also -- or do you make specific sizes?

MR. DINES: We will make probably about seven (7) to eight (8) different product lines to start, but we will be focusing on a few. We will not make everything. The variety out there, if you can imagine, is huge.

I will not make anything that's made in Arizona. They specialize in certain things. Some of the things that are made in Chattanooga are going to be made here; and the other two (2) plants make the same thing -- the volume is so big.

One of the things that helped us out -- one of the reasons we choose Lordstown -- is location. This gets us really close to some of our customers. The Ohio area -- this corridor down through here is considered a packaging area for plastics and so forth. You must be here. Customers now -- they do not want to pay for the shipping because, if you can

Village of Lordstown Planning Commission

April 28, 2021

imagine, you're shipping a lot of air. This is light stuff, and it cost a lot of money to ship -- so you must be close to your customers, and that is what this location is going to offer us.

MR. ROOK: Is the heating process gas or electric?

MR. DINES: It's electric -- it's all electric.

MAYOR HILL: Are you going to have an on-site, like, tool and die room to repair -- or if something happens, are you going to send it out?

MR. DINES: No, our plan is we will have an on-site tool builder with the capacity to repair tools. Certain things are going to have to get sent out; and you know, that's one of the fortunate things is that injection molding is, you know, part and parcel to this area. I mean, there's injection molders everywhere, and there's good tool shops, too. So we're not lacking talent, but I will have a tool person on site -- maybe two.

We're fortunate, as a new business unit -- I'm getting all new tools, so they're not worn out yet, so that's a great thing.

MAYOR HILL: I was a Tool and Die Maker for Delphi Packard.

MR. DINES: Okay.

MAYOR HILL: And I worked on a lot of injection molds. Now, granted, the stuff I worked on wasn't anywhere near this high. I worked on the little connectors that go underneath the cars -- the terminals that go in and everything, and -- so I'm quite familiar with that.

MR. DINES: Uh-uh -- and then you know what happens after thousands of shots -- they get wore out and stuff.

MAYOR HILL: Yes.

MR. DINES: So we're going to do the basic maintenance on them -- and one of the awesome opportunities for us is that this is a ground up for us. So we're getting to do it the right way the first time, you know, we're -- some of the plans we've had put in place, and how things are going to get done, it's from years of experience and, you know, trial and area -- trial and error at the other plants. So we get to do that now, you know. Dave's got 27 years in at Active, which was Delphi, so --

MAYOR HILL: That's who I worked for.

MR. DINES: -- Active -- well, there you go. I'm sure you guys crossed paths at some times.

MAYOR HILL: We may have. I've been out for 17 years, but I had 32 years there.

MR. KANDEL: Are you looking for a job?

MAYOR HILL: I got one.

MR. DINES: Well, you know, we can, you know, set up chairs and have Council meetings there while you're working.

MR. KANDEL: This is a little bit different than Dana Street -- let's put it that way.

SOLICITOR DUTTON: Speaking of employees, you're competing with Ultium and -- I'm assuming -- and TJX, and maybe even Dominion for employees. Are you anticipating a problem?

MR. DINES: Yes and no -- you know, my background is running plants. One of the things I've done is I used to be hired to come in and fix plants that were performing poorly. A lot of those plants perform poorly because people weren't being treated well, and they had high turnover.

Our goal is to get started up before they do, get a group in there -- and one of the great things about the company, M&M, is the culture. It's a magnet for folks. One of the things we

Village of Lordstown Planning Commission

April 28, 2021

must do, though, is convince people to go to work -- you know, come back to work after being gone -- out of work for a minute.

We're going to pay very strong for our starting wage positions -- probably \$13.00/\$13.50 an hour. That's not going to be a very difficult job, and then it's going to go up from there. So we're going to be very healthy in the market, and our goal is to get folks in now and make them want to stay, and a lot of it is word of mouth, too --but you must make them want to be there. You must make it -- when I say family organization, family company -- again, please look at the videos. You can tell with the owner on there -- this is a guy that calls me up at seven o'clock at night just to ask me how I'm doing, so -- and he does that with a lot of people; and that culture is present throughout all our facilities.

So that's the goal. I want to get people in early, make them feel good, make them comfortable. Yes, it's going to be a challenge. There's no doubt. There's probably going to be a time when we can't compete with some of -- what they're paying. My goal is -- I've never lost a good employee over a quarter an hour or fifty cents -- if they're happy with me. You know, it takes a lot to convince somebody to leave someplace they've been, and they're accustomed to. So it's a challenge that -- I'm hoping we can meet that.

SOLICITOR DUTTON: Are you familiar with Eastern Gateway Community College?

MR. DINES: Yes.

SOLICITOR DUTTON: They have programs -- almost like internships with some of the manufacturers in the area. Injection molding would be a skill set that I think they would embrace -- develop a training program and an internship.

MR. DINES: And as we progress, we are very involved in communities and stuff. One of the things you can look at on our website is the charity base which we fund, which is significant. There are some values that are expressed on the website that a lot of companies would be afraid to express in this day and age. We're not -- and we follow those values as an organization. We are looking at that. We know TCTC is here.

SOLICITOR DUTTON: Yes.

MR. DINES: The owner has already expressed interest in that. So as we get rolling and get established, we will begin looking to do that because one of my fears, honestly, and I mentioned this to Dave is the talent -- the younger talent is not there right now.

Tool makers -- there's a ton of CNC programmers out there. They can type a thing into a computer, and let the machine make the part, but they don't know how to use a grinder or a lathe and have that touch, and that's what we must mine for again. We must cultivate that talent, and that's one of the goals we must have as an organization.

MR. RECH: Other questions, comments?

MR. REIDER: No.

MR. RECH: Okay, hearing none -- I thought you were raising your hand for a minute, Kellie.

MS. BORDNER: No, I'm good.

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: All right, hearing none -- is there anybody on Zoom?

MAYOR HILL: Nobody.

MR. RECH: Okay, very good -- thank you. All right, currently, is there a motion to approve Site Plan Review for M&M Industry, 1702 Henn Parkway?

MAYOR HILL: So moved.

MR. RECH: Mayor Hill makes a motion. Is there a second?

Village of Lordstown Planning Commission

April 28, 2021

MR. REIDER: So moved.

MR. RECH: Mr. Reider, all right -- any other comments?

(WHEREAS, THERE WAS NO RESPONSE FROM THE BOARD, AND PROCEEDINGS WERE AS FOLLOWS:)

MR. RECH: Hearing none, could we have roll call on this, please.

MS. BORDNER: Yes, sir -- Bob Shaffer?

MR. SHAFFER: Yes.

MS. BORDNER: Rich Rook?

MR. ROOK: Yes.

MS. BORDNER: Don Reider?

MR. REIDER: Yes.

MS. BORDNER: Tim Rech?

MR. RECH: Yes.

MS. BORDNER: Arno Hill?

MAYOR HILL: Yes.

(ROLL CALL VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

MR. RECH: All right, that carries. Thank you very much, gentlemen, for coming in this evening. We appreciate it.

MS. BORDNER: Just let me tell Steve -- I have everything ready for you. If you'll just wait for me after the meeting, I will be happy to take you up and get you all set.

**ADJOURNMENT:**

MR. RECH: Just to be official, is there a motion to adjourn?

MAYOR HILL: So moved.

MR. RECH: Mayor Hill -- second?

MR. ROOK: Second.

MR. RECH: All in favor, aye?

MR. SHAFFER: Aye.

MR. ROOK: Aye.

MR. REIDER: Aye.

MAYOR HILL: Aye.

MR. RECH: Aye.

(VOICE VOTE: 5, AYE; 0, NAY; 0, ABSTAINED.)

(WHEREUPON, THE SPECIAL MEETING BEFORE THE LORDSTOWN VILLAGE PLANNING COMMISSION CONCLUDED AT 6:09 P.M.)

Submitted by:

Approved by:

Kellie Bordner  
Planning & Zoning Administrator

Tim Rech  
Chairperson