AGENDA
Wednesday, January 22, 2020 | 7:00 pm
Council Chambers of the Municipal Building
1201 West Kemper Road | Forest Park, Ohio

WORKSESSION
Faxon Machining – 11149 Adwood – Site Plan Review

SPECIAL PLANNING COMMISSION MEETING

I. Call to Order and Pledge of Allegiance

II. Roll Call

III. Minutes
   A. January 14, 2020

IV. New Business
   A. Faxon Machining – 11149 Adwood – Site Plan Review

V. Adjournment
The Forest Park Planning Commission Worksession was called to order at 7:05 p.m.

**Central Park Plaza - Replat**
Mr. Anderson reviewed the replat map with the property at Magna Machine/United Precision Services. As background, the company bought the property and have put in over $1,000,000 improving it. Planning Commission previously granted them to rezone as SPA4. United Precision received assistance from local, state and county for their purchase and demo. Forest Park purchased Parcel 2 which is 1.5 acres of land with the option for the seller to purchase the land back in the future, the State awarded them a cash grant, and the County awarded money for demolition. Their main business is manufacturing rollercoasters. He reviewed each lot - Parcel 1 is 7.5 acres consolidated, Parcel 2 is 1.5 acres at west edge of property being purchased by the city as greenspace with the option for United Precision Services to purchase back, if needed, Parcel 3 is a ½ acre lot between main drive and bank. The revised configuration does not cause any zoning setback issues. Mr. Anderson reviewed the easements and vehicular access. This is considered a minor subdivision of land because it does not include any changes to the infrastructure and is fewer than 5 lots. Mr. Anderson recommended approval.

Mr. Aaronson believes they need to clean up the plans. The survey shows items that are no longer on the property. Mr. Anderson stated the surveyor used a previous survey with existing easements. They did not do a new survey probably due to cost.

Mr. Johnson noted Magna resurfaced the lot and roped off the parking lot. He said Magna’s lot is good, but the adjoining shopping center needs work. Mr. Aaronson hasn’t seen recently, but believes these plans need to be cleaned up to clearly show the easements as well as the driveways. Mr. Anderson is meeting with them to talk about other items, and will have them resubmit with a cleaner copy.

**Election of Planning Commission Officers**
Mr. Anderson said it is required at the beginning of each year to elect commissioners to each position.

Worksession closed at 7:50 p.m.
Dr. Bunton called the meeting of the Forest Park Planning Commission to order at 7:50 p.m.

Planning Commissioners said the Pledge of Allegiance. Mr. Johnson excused Mr. Brown. Mr. Smith seconded. All in favor

Minutes of the December 10, 2019 Regular Meeting were approved as written.

**Commissioner's Reports**

Mr. Johnson welcomed Dr. Bunton back. All the commissioners were in agreement and pleased he returned to the commission. Mr. Bunton said he was glad to be able to be a part of the commission again.

Mr. Smith reported that he signed as the Planning Commission secretary on the Waycross Reserve subdivision plat so that it could be recorded in Hamilton County.

**Director's Report** – Mr. Anderson received plans today from Faxon Machining, 11101 Adwood, to approve an addition to Ackerman Steel, a property they purchased to expand their operations into munitions. They received federal government clearance and are asking for a site plan review as soon as possible. Since being in Forest Park, they have expanded four times. A date of 1/22/2020 at 7:00 pm was agreed upon for the special meeting.

**NEW BUSINESS**

1. **Central Park Plaza**

   Mr. Aaronson moved to table Central Park Plaza Replat. Mr. Smith seconded. All in favor.

2. **Election of Officers**

   Mr. Bunton would like to step down as chair.

   Mr. Johnson suggested Mr. Aaronson as chair and Mr. Bunton as vice-chair, switching the two people.

   Mr. Bunton said he would be willing to be vice-chair.

   Mr. Aaronson, Chair, Mr. Bunton, Vice-Chair, and Mr. Smith Secretary. Planning Commissioners approved.

With no further discussion or business, Mr. Aaronson called for adjournment at 7:50 p.m.
Planning Commission Staff Report

Site Plan Review, Building Addition at 11149 Adwood Drive

Meeting Date: January 22, 2020 at 7:00 PM
Applicant: Summer Hart, Hart Construction for Faxon Machining
Address: 11149 Adwood Drive
Zoning: “M” Manufacturing District
Request: Two-phase building addition an existing manufacturing building, with additional parking and loading areas

Executive Summary

Faxon Machining purchased the former Ackerman Steel property at 11149 Adwood Drive, which is next door to their existing property. They are planning a 34,950 square-foot manufacturing/production addition to the building as a first phase, and a 7,452 square-foot office addition as a second phase.

In support of the growth and development opportunity for the company and the city, I recommend that the site plan be approved. This is in spite of the fact that the plan has significant deficiencies. Among those are the awkward joining of the current building with a larger addition, and no changes to the current building to improve the curb appeal of the property. The plan is a disappointment and a missed opportunity.

Background

Due to growth in their business, Faxon Machining has purchased the adjacent property on the north (the former Ackerman Steel, 11149 Adwood Drive.) The property being purchased is outlined in red on the photo.

They are planning a two-phase project to add space to the building. The first phase is for a 34,950 square-foot pre-engineered metal building, on the south side of the existing building. The second phase is for a 7,452 square-foot, two-story office in front of the first addition.
The site currently has a small parking lot for 15 cars. As part of the addition, the plans call for the parking lot to be expanded to 76 parking spaces. This meets the zoning requirement of 61 additional parking spaces for the planned use of the building.

Plan Review Comments

1. The existing building on the site was constructed in 1996, and would not meet current zoning requirements in two respects: First, front façade has approximately 35% masonry/glass and 65% metal siding/door. (The current requirement for the front façade is 80% masonry/glass.)¹ Second, the drive-in door on the front of the building is for all intents and purposes a loading area, which is not permitted by zoning on the street side of a building.

2. The addition will be attached to the existing building, which creates an awkward roof line, with gable roofs on the existing building and the new building. The gables are at different heights and use different slopes.

3. The addition is a pre-engineered metal building with metal siding on 3 sides, and exposed concrete block firewall on the front. The foundation knee wall is poured concrete. The south and east walls have square windows, spaced 50 feet apart on center. The shape and spacing of the windows is similar to the windows on the Faxon buildings. No other decorative treatment or building enhancement is shown on the plans.

4. The added parking appears to meet the requirements of the zoning code based on the site plan notes. (9 foot x 18 foot spaces with a 24 foot drive aisle).

5. The plan does not show any area outside of the building for a dumpster or other waste disposal area.

6. The walkway on the Faxon property, located between the buildings and the parking lot, is shown as extending to connect with a similar walkway in front of this building.

7. Outdoor storage is not shown on the plan and is not permitted without a suitable enclosure.

8. The only information shown about the proposed second-phase office addition is that it is planned to be two stories and will be located in front of the first-phase production building addition.

9. The plan meets all of the basic height and area requirements for the Manufacturing District.

¹ FPCO §150.133(E): At least 80% of the exterior building walls facing streets shall be brick, stone, concrete, glass aggregate panels, marble, or ceramic tile. The balance of the exterior walls shall have metal or masonry facing, or the equivalent in prefinished or job finished material. No unpainted block or wood will be permitted. All buildings, walls, and fences shall be maintained at high standards. Any variation from the requirements of this section shall be permitted only if specifically authorized by the Planning Commission.
10. Landscaping is required in the area between the parking lot and the street. No landscaping plan has been submitted.

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**Recommendation**

Faxon Machining is an anchor of our manufacturing district and a leading corporate citizen of Forest Park. The company has grown substantially since coming to Forest Park in the mid-1990’s. They have been nimble in dealing with setbacks and adapting to a changing business landscape, as well as developing new lines of business. The company has developed an attractive industrial campus at the corner of Adwood and Ashburn. Their property has been thoughtfully planned, and the buildings and site have good curb-appeal.

Ackerman Steel was a different story altogether. The company, now bankrupt, built a very basic pre-engineered metal building and invested minimally in site improvements, with the exception of landscaping in the front. The low-slope roof line and the drive-in door on the front demonstrate a lack of care for appearance; the site and building have little curb appeal. From the documentation in the files, even small improvements were contentious issues between the developer, owner and the city.

Unfortunately, the proposed addition does nothing to improve the aesthetics at 11149 Adwood Drive, leaving the present building largely “as-is,” and adding a second pre-engineered metal building nearly twice the size of the original building. The buildings are joined, but are not of the same height, nor do they have the same roof slope. The addition also presents a blank wall to the street, at least with the first phase of construction. The second phase adds an office area in front of this blank wall, but as a future improvement. The plans do not have any detail as to its appearance.

Other site features have been provided, with the exception of a dumpster/waste disposal area. Landscaping is required on the building front and between the parking lot and the street, but is not shown on the plan.

The plan is a disappointment and a missed opportunity. The Faxon Machining site has two buildings that are well-balanced due to their size, massing, windows, exterior wall materials and roof lines, and the wall across the central court joins the two buildings visually. The submitted plan does none of these things for the subject property.

The Northland Industrial Park has buildings ranging from the very basic (Ackerman, GMP Welding) to ones with more substantial investment in the building and grounds, such as Faxon, Corporate Document Solutions, Megan Construction and OK Interiors. The planned addition reaches down to the former rather than up to the latter.

The applicant has indicated that time is of the essence in obtaining site plan approval. The acquisition of this property, and the additional space it will provide, allows Faxon to continue to grow at this location rather than operate out of multiple locations, which is a substantial benefit to the company and to the city. It should not be discounted, but neither should it override good design decisions or justify bad ones.

In support of the growth and development opportunity, I recommend that the site plan be approved with conditions. I would like to see the site redesigned to balance the current building
and addition and I would like to have the front of the building—at a minimum—use similar exterior materials as the company has on its existing buildings. In the absence of the above, which may not be possible with the accelerated development timetable, near-term steps such as a roof parapet could be combined with a long-term plan for the office addition to improve on a development that otherwise would earn a failing grade.

**Suggested Motion**

Move to approve Site Plan 20-001, according to the plans dated 12-18-19, and with the following conditions:

1. Add a roof parapet to screen and visually join the roof lines of the existing building and the addition.

2. Add an exterior treatment to the front of the building that is consistent with the requirements of FPCO 150.133(E).

3. Plans for the second-phase office addition must include either relocating the front drive-in door on the existing building or screening it from view from the street.

4. The applicant must submit a landscaping plan, to be reviewed and approved by the Planning Commission.

5. No outdoor storage is permitted on the site. If outdoor storage becomes necessary, a plan to for a suitable enclosure must be reviewed and approved by the Planning Commission.

6. Any dumpster must be sited, enclosed and screened according to the requirements of the zoning code, with the plan to be approved by the Planning Commission.

Respectfully Submitted,

Christopher A. Anderson, AICP
Director of Community Development