

City of Napoleon, Ohio
PLANNING COMMISSION SPECIAL MEETING MINUTES
Monday, July 27, 2020 at 5:00 pm

PC 20-09 – CONDITIONAL USE PERMIT – 1851 OAKWOOD AVENUE

PRESENT

Commission Members Tim Barry-Chairman, Jason Maassel, Marvin Barlow, Suzette Gerken,
Larry Vocke
City Staff Kevin Schultheis-Code Enforcement/Zoning Administrator
Joel Mazur-City Manager
Clerk of Council Roxanne Dietrich
Others Todd Yunker and Adam Harmon-ALG; April Welch-CIC Director; Newsmedia

ABSENT

CALL TO ORDER

Chairman Barry called the Planning Commission meeting to order at 5:00 pm with a roll call noting all members were present.

APPROVAL OF MINUTES

Hearing no objections or corrections, the minutes from the May 12, 2020 Planning Commission meeting were approved as presented.

PC 20-09 BACKGROUND

Barry read the background for PC 20-09, an application for a Public Hearing has been filed by the Axis LED Group (ALG) of Defiance, Ohio. The Applicant is requesting the Approval of a Conditional Use Permit as a Planned Commercial Development located at 1851 Oakwood Avenue in the Oakwood Plaza. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is located in a C-4 Planned Commercial Zoning District.

RESEARCH AND FINDINGS

Schultheis presented his research and findings on the request for a Conditional Use Permit. (1) A Conditional Use Permit is required for a Planned Commercial Development to be located in a C-4 Planned Commercial Zoning District. (2) A Planned Commercial Development is defined as a development constructed on a tract of land of a minimum acreage requirement and having a minimum number of principal buildings and a maximum number of commercial establishments within a single building. (3) The Scope of Services are to produce and ship PPE and masks for the health care and safety professions.

RECOMMENDED CONDITIONS

Schultheis read the recommended conditions: (1) This permit is issued to the owner of ALG Health of Defiance, Ohio for the manufacturing of PPE and masks for the health care system and shall last the duration of their agreement. (2) The existing building shall be brought up to or meet or exceed all current building and fire codes. (3) The wall between the existing building and existing offices space shall contain sufficient sound deadening material so as not to exceed 60db in the existing offices. (4) Any outside storage shall be maintained behind adequate fencing/screening so as not to be seen by normal traffic flow or day-to-day operations of existing businesses. (5) The additional traffic should not disrupt parking or normal flow of traffic. We are requesting that this business be allowed to purchase and move in and operate at the location of 1851 Oakwood Avenue, Suite 601.

Barry asked if there were any comments.

Todd Yunker, the marketing manager for Axis LED and ALG Health, thanked Mr. Mazur, Ms. Welch and the Commission for giving them the opportunity to present their information today. The ongoing pandemic has revealed a real problem with the supply of American made medical grade Personal Protective Equipment (PPE). We have all learned that face coverings do work but, even after the pandemic is gone, we will still have a need for American made Personal Protective Equipment that is FDA regulated and NIOSH certified and made here in America. That way we can prevent supply chain problems in the future. We picked Napoleon because we are all from this area. I'm from Swanton, Adam Harmon our primary owner is from Defiance. We have been all over and have seen people from all over the country and we believe in Northwest Ohio. We believe in the work ethic that is specifically from here and believe that this is the right opportunity and right place for us to put this business. We want to express the fact it is not just masks for the pandemic. Our goal and our mission is to provide this American made product well after this pandemic has been gone. Gerken asked if they will only be producing the mask or is there something else that you will eventually produce? Yunker responded there are three different styles of the N95 masks plus a fourth mask. Our next goal we are looking at, is to produce nitro gloves. Expanding from there we can go into gowns and that kind of stuff. Our main focus is to stick with the masks. You need a very, very large facility to do all that stuff and we will be looking into that as we go. Gerken then asked if these will be stored on site or will they be shipped out? Yunker said most are made on order. We have orders up to 40 or 50 million masks per month. So we will be pumping out quite a few. We plan on using either a local warehouse here or in Defiance. We will not have enough room to store a ton of stuff at that place. Maassel asked how loud is it inside? Yunker said not very loud. Harmon said the loudest thing that you really hear is the air compressor, releasing of air compresses. Yunker said it's about as loud as a sewing machine. Maassel noted the neighbors are the Commissioners' and there are offices that butt up against there and we want to make sure they can continue with their business as well. Harmon-it won't bother them whatsoever, the only thing would be the parking and the parking lot we have has a bunch of spaces. The building has been vacant for eighteen years and we are going to clean it up and make it look really nice. We have already contacted Governor DeWine, he is interested in talking to us once we get up and running. This will put a big spotlight on Napoleon, Ohio especially Northwest Ohio by creating possibly up to 400 maybe 500 jobs. That's our key focus to keep the jobs here, that's what President Trump is promoting and that is what we need. China brought the pandemic to us and now they are making a profit off it. Normally the masks that everyone are wearing costs pennies, now they cost dollars. We can bring the cost down. Gerken asked if they will work with JobsOhio? Harmon-yes. We are looking forward to being able to get some of the grants, loans or any help we can get. Barlow asked pending the approval, when is the startup? Harmon-that building needs some cleaning, we have to get FDA certification and NIOSH approval. Realistically, we are looking at 45-60 days. Barry said you mentioned 400 to 500 jobs so, I assume you are going to be running some shifts. The cars will come and go that makes the parking easier but what about trucks coming and going. Will there be any issues in that area if we have semis rolling in and out? There aren't many, but there are some residential homes around there. Schultheis said the trucks will probably enter on the north side of the building. Barry said they can get around that side where the automotive was. Will there be emissions or anything like that with this process? Harmon-all the material is recyclable that we will be using.

Jeff Mires-Henry County Commissioner. The commissioners are all for this project, we are excited for Napoleon and Henry County. We are glad to finally have a neighbor after eighteen years of that place being empty. We had two concerns and both have been addressed. One was the sound so if it's in writing 60db I think we are happy with that. We were concerned about vibration from the machines as well. Yunker said they are not heavy machines at all, it is basically welders and small air compressors, there won't be any vibration. Mires asked about the wall. Harmon said sound deadening will be put in. Mires said the Commissioners are in support of this.

