

RESOLUTION NO. 36-2021

A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR SCANNELL PROPERTIES #556, LLC.

WHEREAS, the Scannell Properties #556, LLC has presented a major site plan application for a proposed industrial building and related appurtenances to the Planning and Zoning Administrator; and

WHEREAS, on October 29th, 2021, the Planning and Zoning Administrator presented Council the major site plan application for their consideration after determining the submittals to be in compliance with Chapter 1141 of the Village of Commercial Point Planning and Zoning Code; and

WHEREAS, Council is required to act within sixty (60) calendar days of receipt of a major site plan from the Planning and Zoning Administrator per the Village of Commercial Point Planning and Zoning Code Section 1141.07 (a).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, OHIO THAT:

Section 1. The major site plan application for the proposed industrial building and related appurtenances, situated in the Village of Commercial Point, Ohio, is hereby approved, subject to Section 2 of this Resolution.

Section 2. In connection with this major site plan application, Scannell Properties #556, LLC has applied for variance(s) under Chapters 1185 and 1191 of the Zoning Code of the Village of Commercial Point. To obtain final approval of the major site plan application, such variance applications must be approved by Village Council in accordance with the procedures in Chapter 1147 of the Zoning Code of the Village of Commercial Point. Approval of the major site plan application under this Resolution is conditional upon approval of the required variances under Chapters 1185 and 1191 of the Zoning Code of the Village of Commercial Point.

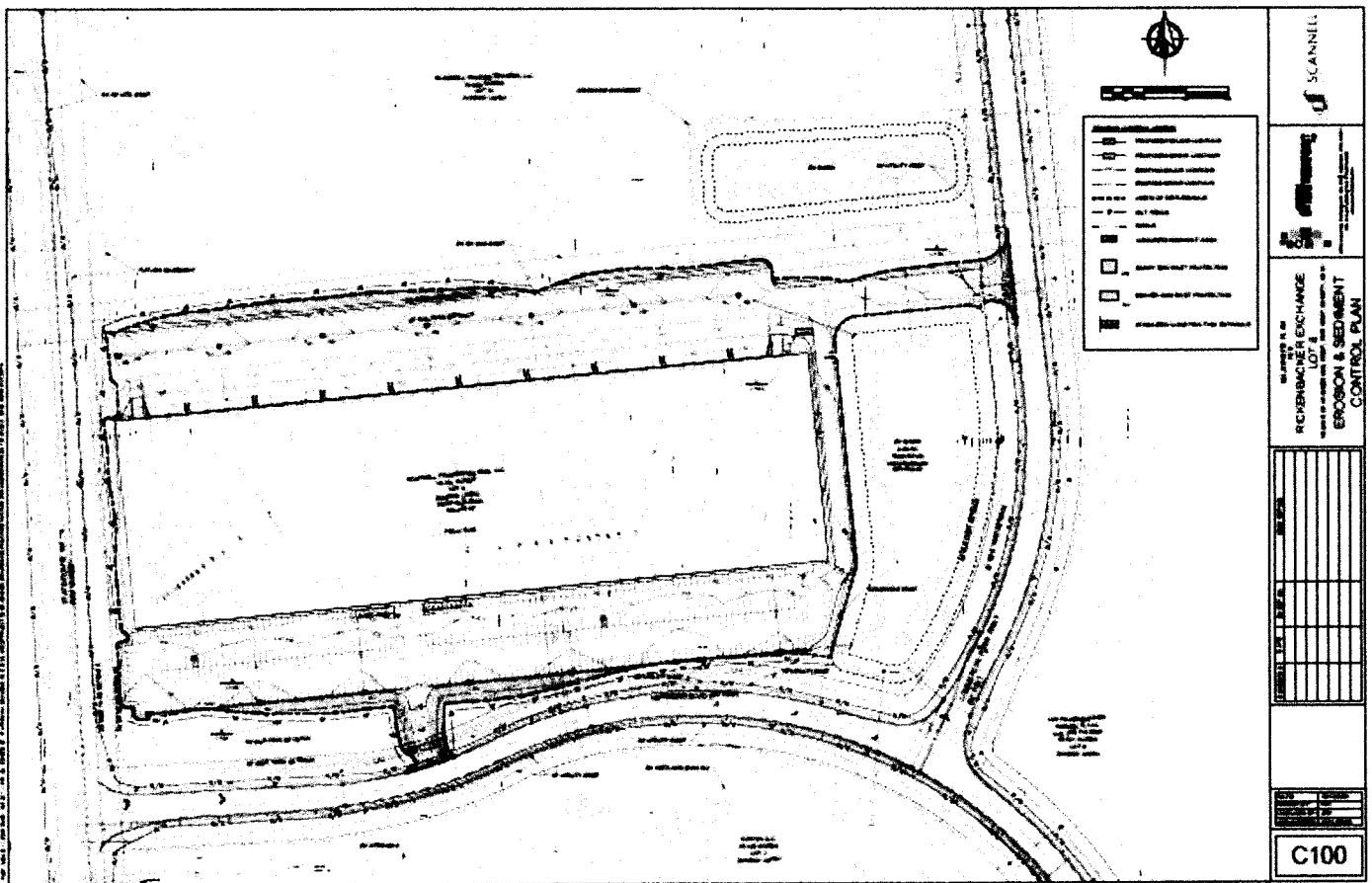
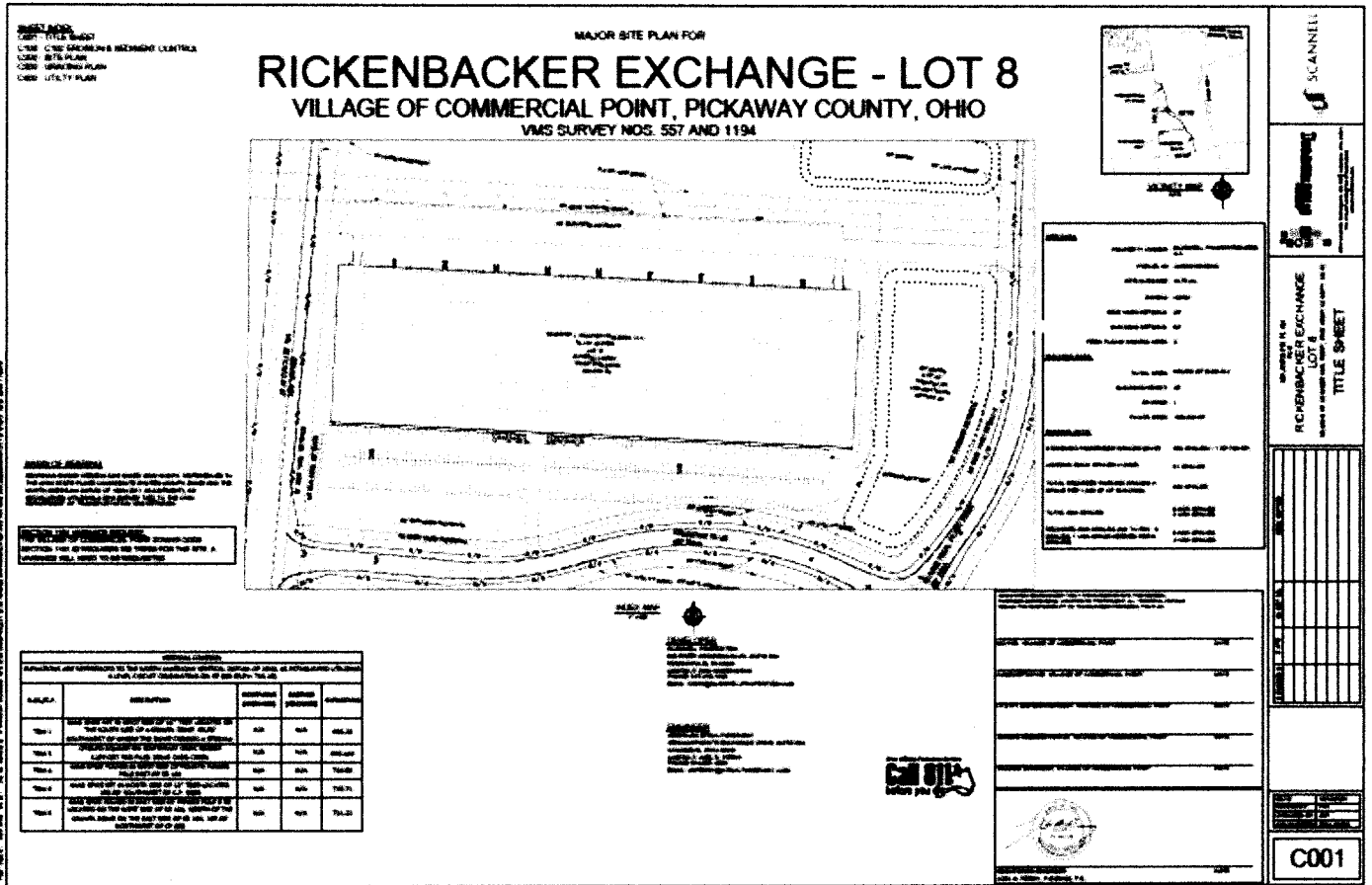
Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that result in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Vote on Passage of the Resolution:
Motion by: Tracy Joiner
Roll Call:
Yes Jason Thompson Yes Aaron Grassel Yes Ryan Mitchem
Yes Nancy Geiger Yes Tracy Joiner Yes Laura Wolfe

Adopted this 6th day of December, 2021.
Allan D. Goldhardt, Mayor
Wendy Hastings, Fiscal Officer

Approved as to Form:
Josh Cartee, Law Director



RESOLUTION NO. 36-2021

SECTION 1.01 - GENERAL NOTES

1.01.01 - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS.

1.01.02 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

1.01.03 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

1.01.04 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

1.01.05 - THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

1.01.06 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

1.01.07 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

1.01.08 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

1.01.09 - THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

1.01.10 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

SECTION 2.01 - EXISTING UTILITIES

2.01.01 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2.01.02 - UTILITIES SHALL BE PROTECTED BY INSTALLING SHIELDING OR CASING AS REQUIRED.

2.01.03 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY UTILITIES DAMAGED DURING CONSTRUCTION.

2.01.04 - UTILITIES SHALL BE MARKED WITH PULVERIZED RED GYPSUM OR OTHER ACCEPTABLE METHOD.

2.01.05 - THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE FROM ALL UTILITIES.

2.01.06 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

SECTION 3.01 - EROSION CONTROL MEASURES

3.01.01 - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO EXPOSURE OF SOIL.

3.01.02 - EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

3.01.03 - EROSION CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AS REQUIRED.

3.01.04 - THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

3.01.05 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

Table 3.01 - EROSION CONTROL MEASURES

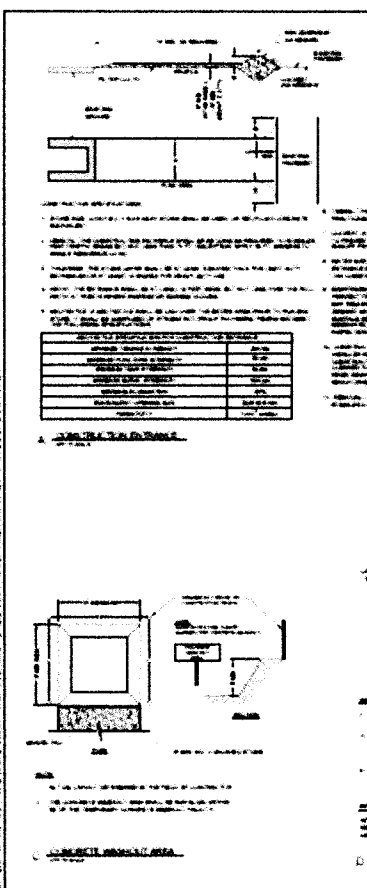
Location	Measure	Start Date	End Date	Remarks
Area A	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area B	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area C	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area D	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area E	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area F	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area G	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area H	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area I	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area J	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area K	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area L	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area M	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area N	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area O	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area P	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area Q	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area R	Silt Fence	10/1/21	10/31/21	Installed for sediment control
Area S	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area T	Silt Fence	10/1/21	10/31/21	Installed for sediment control

SCANNED

RECHAMBER EXCHANGE LOT #

EROSION & SEDIMENT CONTROL NOTES

C101



SECTION 4.01 - CONSTRUCTION EROSION CONTROL

4.01.01 - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO EXPOSURE OF SOIL.

4.01.02 - EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

4.01.03 - EROSION CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AS REQUIRED.

4.01.04 - THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

4.01.05 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

Table 4.01 - CONSTRUCTION EROSION CONTROL

Location	Measure	Start Date	End Date	Remarks
Area A	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area B	Silt Fence	10/1/21	10/31/21	Installed for sediment control
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Area S	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
Area T	Silt Fence	10/1/21	10/31/21	Installed for sediment control

Table 5.01 - CONSTRUCTION EROSION CONTROL

Location	Measure	Start Date	End Date	Remarks
Area A	Straw Mulch	10/1/21	10/31/21	Installed for erosion control
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EROSION & SEDIMENT CONTROL NOTES

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