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Akron City Planning Commission

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Agency: Akron City Planning Commission

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Summary

- The commission reviewed five cases: two were approved and three were petitions brought before the commission.
- The petition for [WM of Ohio](#) (formerly Waste Management) was not approved. The board asked for more time to do research and studies. WM is seeking a conditional use to operate a refuse and recycling station at [1400 E. Archwood Ave](#) in East Akron.
- In opposition to WM was attorney John Slagter who represents a group of residents and two business owners in the area.

Follow-Up Questions

- Will WM win the petition?
- Will the planning committee do their due diligence to ensure residents will be safe?
- Will the new technology really work?

Notes

[Agenda and meeting documents](#)

The meeting started at 9 a.m. and the board asked everyone to silence their cell phones. Next, the individuals who were at the meeting to speak and provide comments were

sworn in. The meeting minutes from the last meeting were approved and accepted.

The board reviewed the following cases: (please see attachments for all details).

PC-2024-29-S; The sale of city-owned land to Amazon.com Services. The parcel is located West of Massillon Road between Picton Parkway and the B&O Railway in Springfield Township south of Akron. The city owns approximately 46.8 acres of vacant property there that is within the Massillon Road Industrial Park in the Springfield-Akron Joint Economic Development District, according to a city memo.

The board made a motion to approve the sale, the motion was second, and the motion carried.

PC-2024-33-S; The sale of city-owned land to Hazel Street Properties LLC. The parcel is located near the intersection of Hazel Street and Wellington Avenue in Goodyear Heights. The board made a motion to approve the sale, the motion was seconded, and the motion carried.

PC -2024-31-CU; Petition of [WM of Ohio](#) for a conditional use permit to operate a refuse and recycling transfer station and trash hauling. The property is located at the south side of East Archwood Avenue, east of Kelly Avenue in East Akron.

WM team members provided a PowerPoint presentation detailing their plans for the property and their commitment to the city. The team was made up of Kate Duncan, attorney and counsel for WM, Dave Bower, director of sustainable growth, Erick Palmer, area disposal manager, Vince Crawford, senior account executive, George Brown, government relations and government affairs professional, Brian Stole, project designer, and [Michael Schweickart, TMS engineer](#).

After the presentation from WM, the board had the following questions:

1. **Has the city planning team toured the [Oakwood facility](#) in Cleveland?** The city planning team did tour the facility and there were no concerns for the smell, they felt it smelled like laundry detergent. The Oakwood facility is one of the first facilities to use the new odor suppressant technology.
2. **Has the WM team received any opposition?** The planning committee stated that there will always be people for and against any project like this.
3. **Will WM take other items such as drywall etc.?** The WM team said that they will.
4. **Will the nearby farms be affected by this new facility?** They answered no because it is a milk and egg processing center, and those items will not have any effects.

5. **What is the closest residential property to the facility?** 400 feet to the southwest and 400 feet to the northwest and 1,100 feet to the east.
6. **What sounds will the neighbors hear?** The WM team said that the residents will not hear any sounds early in the morning.

The commission asked if there was anyone in attendance who wanted to speak in support of WM. Ward 6 Council Member [Brad McKittrick](#), spoke in support of WM. He said that WM came to the ward meeting and presented and he was very supportive of it. Next, Councilwoman Sharon Connor shared the same sentiments from Ward 10 which encompasses the Middlebury neighborhood. Next Susan Dukeman, a resident from Ward 6, also shared the same sentiments and she is excited for WM to come to the community. Brian Baker, who is a business owner on the street, has not been contacted by WM, but he said that he is in support of it because he has been there for 20+ years and there is a dumping problem.

Megan DeLong spoke and toured the facility with the city, and she is a resident of the neighborhood where the current facility is located, and they have expressed numerous concerns such as residents not being able to open their doors and windows, and pests. She hopes the next neighbor does not experience the issues that she has living near the facility.

Finally, Cindy Ha ([404 Bettie St.](#)) said that her children and her husband all have chronic autoimmune disease related to living next to this facility. Ha would like answers and reassurance that WM will not take these same problems to the new facility.

Next, the board asked if there was anyone in attendance who opposed the petition. John Slagter, who represents a group of residents who live near the proposed location, presented a PowerPoint presentation detailing numerous reasons why the group is opposed. This included concerns such as noise, odors, fumes from trucks, and hours of operation. Slagter said WM is a dirty business and this is the wrong place for the facility. Slagter said he does have clients wishing to testify.

Next, a business owner with [M & M Safety Solutions](#) said she is opposed because it will bring the value of the community down, and she stands for building the community up. Finally, the business owner of Best Energy Solutions said he is right next door to the proposed facility, and said it is not a good idea because there are several issues such as sinkholes and HVAC issues that could arise in the area.

The board made a motion to allow more time for research and studies, and the motion was second, and the motion carried.

PC-2024-28-CU; Petition of South Plaza Associates, LLC for a conditional use to vary the parking requirement. The parcel is located at the south side of East Waterloo Road between Glenmount Avenue and Brown Street in Firestone Park. The 18-acre plaza is home to 20 businesses including Marc's grocery store, Big Lots, Key Bank and Burger King.

The petitioner is requesting a variance the retail business parking regulations from one parking space per 200 square feet of retail floor area to one parking space per 250 square feet of retail floor area, according to the city.

The board asked if anyone was in attendance to speak in favor of the item and a representative from South Plaza Associates LLC said that this variance will help save green space in the area. The board made a motion to approve, and the motion was seconded, and the motion carries.

PC-2024-32-CU; Petition of Andrae Martin for a conditional use to construct a solid fence at 2016 Cramer Ave. in Ellet. The parcel is located at the southeast corner of Cramer Avenue and Akers Avenue. The board asked if anyone was in attendance to speak in favor of the item and two neighbors provided support for the fence project. The board made a motion to approve, and the motion was second, and the motion carries.

PC-2024-24-CD; 2024 Consolidated Action Plan. The board made a motion to approve without comments, the motion was seconded, and the motion carried.

The meeting was adjourned at 11:50 a.m.

Additional Information can be found on the [Planning Commission website](#).

Notes to reader: Unless quotation marks are used, all text is paraphrased. If you believe anything in these notes is inaccurate, please email us at documenters@signalakron.org with "Correction Request" in the subject line.