

## **Minutes from March 21 Planning Commission meeting**

### **TI SQUARED TECHNOLOGIES CONDITIONAL USE PUBLIC HEARING**

Don Driscoll opened the hearing and announced: The purpose of this Public Hearing is to receive testimony on an application from TI Squared Technologies requesting approval of a Conditional Use and Site Plan Review for a foundry producing titanium casting. The proposed development is a Permitted Use in the City's Limited Industrial Zone.

Dave Post said he is well acquainted with the applicant, Chris Martin, but can make a fair and unbiased decision regarding this request. No other conflict of interests was declared.

Don Driscoll said from a city standpoint, this is a very nice development. Millersburg used to be the industrial center of the Mid-Willamette Valley at one time and we have lost a lot of our local industry. In terms of external impacts, this is very well located as it is located way back from Old Salem Road and sits on a cul-de-sac. In terms of the actual product they produce, that is what comes under the conditional use. That it poses no potential impacts. There are a few things that need to be identified and submitted into the record. These are Identification of exterior stored materials, potential hazardous materials, emissions and controls, on-site open storage and signs and lighting. Driscoll said they meet everything or what they don't meet; they won't have a problem meeting. There are 15 conditions of approval. It is well located, well presented and very clear of what they are doing. They will be a good employer for the city.

Items from their application: The building will likely be steel construction, with portions up to 60' tall. The perimeter of the property will likely have an 8' chain link fence in compliance with zoning regulations. The facility will connect to city water and sewer. Waste streams will be managed within city regulations, and handled by outside sources as required. The construction is broken in to two phases. Phase 1 would likely occur from June 2017 through June of 2018. Phase 2 expansion would potentially be 5+ years out. There will potentially be three signs. One at the front of the property near the entrance and illuminated, the front of the building at the building entrance, and the back of the building facing I-5 up to 10' x 20'. The estimated number of occupants will likely range from 30-100. Estimated two trips per day per occupant traveling both to and from the plant, anticipating additional three trips per day for shipping and receiving. They do not anticipate day to day customer visits. Their current standard hours of operation are weekday's 5a.m. to 5p.m. one shift. Production works 5:00 am – 1:30 pm; administrative hours are from 8:00 a.m. – 5:00 p.m. This could be a 23 hour 7 day operation depending on business demand. Emissions will be steam, minimal smoke and dust and all will be contained within DEQ requirements by means of filtering equipment. They do not anticipate any odors generated by the facility. Some noises will be generated for example pressurized steam release and forklift traffic moving materials around the site. The facility will also have outside storage of materials, equipment, and storage containers. The long term plan (5-10 years) is to incorporate a Chemical Milling operation which will include Hydrofluoric and Nitric Acids. This will be a fully enclosed system, in compliance with DEQ requirements. Their top priority is our employees and neighbors and are committed to providing a safe and healthy work environment.

Chris Martin, Manager of TI Squared Technologies, said they are a small foundry in Sweet Home with minimal to zero emissions. Chris said they put in this plan the biggest and most intrusive of what could be. Their current building is 12,000 sf and their proposed building will be about 40,000 sf and could go to

100,000 sf in the future. The Interim size is 40,000 sf. We put the building to be 60 feet tall depending what kind of market we get. Right now we are looking at less than all of these things. There will potentially be hazardous materials on site in the future, but right now we don't have anything that you can't put in a land fill. The potentially hazardous materials are required on some aero-space products that we plan on producing.

There were no comments in favor of the land use application.

There were no comments in opposition of the land use application.

Steve Hasson asked if the building could potentially be 60' tall, does Jefferson Rural Fire Department have equipment that can reach that tall to protect it. Don Driscoll said there is an item in the Conditions of Approval that addresses this issue.

Dennis Gunner asked how large their products would be. Martin said they do hope to manufacture large products up to 350 pounds and about the size of a pallet--40" x potentially 40" tall. Gunner said this would be a wonderful addition.

Chris Martin said in their outdoor storage area, you will see some materials in storage containers on site, some maintenance material like angle iron and everything will be neat and orderly.

Connie Lepin asked if the Planning Commission would be approving a Chemical Milling operation and was told yes, you would be approving the location and submittal of activities that would take place within the building. Chris Martin said he loves Millersburg but needs to know that he can do the Chem Mill operation in this proposed location, because he cannot make aero-space products without using chemicals. Connie said she wasn't objecting to it, but just had some questions about it. It was explained that the Chemical Mill is a very small operation like a vat or the size of a small swimming pool and would be entirely enclosed.

It was noted that future expansion of the facility would require the applicant to come back to the Planning Commission for further review.

***Anne Peltier moved, seconded by Dan Nixon to approve the TI Squared Technologies Application for a Site Plan Review and Conditional Use for a proposed foundry subject to compliance with the Conditions of Approval.*** The motion passed unanimously.