

8:30 A.M.

September 23

22

The Special Meeting was held in the Town Hall meeting room with Frank Ruehr, Jr.,(Frank R.), and Ronald Kotkowski (Ron K.) from here on out will be addressed as the BOT (Board of Trustees), and Fiscal Officer, Jill Corbett present. Vice Chairperson, Frank Ruehr, Jr. called the meeting to order.

Vice Chairman, Frank Ruehr, Jr. explained the reason for the Special Meeting was discuss a support letter to ODOT and the proposed egress and ingress into The Turnpike Business Center being built by the Geis Company.

Trustee, Ronald Kotkowski thought that a driveway across from Streeter Rd. was a good idea. He would highly suggest that there be a light at this drive. Frank agreed and would think the state would be doing traffic studies to support this.

The following is the letter of support to ODOT for the two proposed drives, one at Beck Rd. and the other at Streeter Rd.

***Shalersville Township  
9090 State Route 44  
Ravenna, Ohio  
44266***

***Phone: 330-274-3655***

***[shalersvilletownship@yahoo.com](mailto:shalersvilletownship@yahoo.com)***

***John R. Kline, Frank R. Ruehr, Jr., and Ronald Kotkowski Trustees  
Fiscal Officer  
Jill Corbett***

September 23, 2022

Thomas Brett (email: [Thomas.brett@DOT.Ohio.gov](mailto:Thomas.brett@DOT.Ohio.gov))  
District 4 Permits Coordinator  
Ohio Department of Transportation  
c/o District 4  
2088 S. Arlington Road  
Akron, Ohio 44306

RE: State Route 44 Driveway Variance  
Turnpike Business Center, Shalersville Township, Portage County, Ohio

Dear Mr. Brett,

The Shalersville Township Board of Trustees has jurisdiction of certain aspects of the proposed development of an industrial park currently known as Turnpike Business Center to be located in Shalersville Township, Portage County, just north of the Ohio Turnpike entrance at State Route 44 in Shalersville Township. We are aware of this project which will be located on approximately 470 acres and when fully built out may have approximately eight (8) buildings with over 5 million square feet of industrial and office operations.

This project is being proposed by the Geis Companies, and is one of the most significant developments to ever occur in Portage County and certainly the largest undertaking in Shalersville Township's history. The success of this project and the ability to obtain permitting is of great interest to Shalersville Township and the entire Northeast Ohio area.

The Turnpike Business Center and the proponents of the development will have a significant beneficial economic impact on the Township and the County. The project will not have the typical burdens of a large industrial project on the community, due to the project's proximity to State Route 44 and the Ohio Turnpike and the likelihood that most traffic will be traveling southbound on State Route 44 and entering the Turnpike entrance just south of the property, and also due to the lack of numerous single-family homes in the immediate area.

The property is entirely zoned in the LI-D Light Industrial District which the Township has determined is appropriate as the Turnpike Business Center is surrounded by Light Industrial Zoning

to the west and north of the proposed industrial park. The location of the industrial park conforms to the Township's Land Use Plan and the community's desire that industrial growth in Shalersville be limited to areas where it would least impact the rural character of the Township.

We have been advised by the developer that variances to permit two (2) private driveways, one north of Beck Road and one south of Beck Road to permit access to and from State Route 44 have been filed due to the Ohio Department of Transportation's ("ODOT") denial of two (2) variances.

It is in the best interest of the Township and County, as well as the developer, that access to over 5 million square feet of industrial buildings be available from more than one access road. Having two (2) driveways will provide for alternate routes to safely enter and exit the industrial development, even though the developer will make improvements to add turn lanes and hard surface improvements to Beck Road and thus supports the variance to avoid requiring all future buildings to be supported for access to State Route 44, solely by one rural road, particularly if an emergency occurs and Beck Road is inaccessible.

Providing for easier access to State Route 44, for building 1, for example, will reduce the likelihood that truck traffic will go west on Beck Road and closer to residential development when that building will have direct access via private driveway to State Route 44 and the Turnpike which can be safely managed north of Beck Road.

Due to the significant economic benefits available to the community from the project, the support for the project, and its proposed location, compliance with the Township Land Use Plan, and the current zoning, as well as the single access to State Route 44 if all traffic must utilize Beck Road, it would seem an appropriate occasion to deviate from the "normal" denial of an additional direct private access solely due to the existence of Beck Road.

We strongly support the proposed Turnpike Business Center development and the request by Geis to obtain one or more variances to allow direct private access to State Route 44.

Sincerely,

SHALERSVILLE TOWNSHIP BOARD OF TRUSTEES

Frank Ruehr, Jr.

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Ronald Kotkowski

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Frank Ruehr, Jr. made a motion to send the above letter to ODOT. Ronald Kotkowski seconded the motion. The roll call was as follows: Frank Ruehr, Jr., Yes, and Ronald Kotkowski, Yes.

With no further business, Vice Chairperson, Frank Ruehr, Jr. directed the meeting to be adjourn at 8:34 a.m.

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Frank Ruehr, Jr. Vice Chairperson

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Jill Corbett, Fiscal Officer