

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF SPECIAL MEETING  
THURSDAY, MAY 19, 2022**

**CALL TO ORDER:**

Vice-Chairwoman Swallow called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

**ROLL CALL:**

Present were members Paul Graupmann, Vice-Chairwoman Jennifer Swallow and Council Liaison Bruce Abens. Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Absent were Steve Ali and Chairman James Smolik.

**MINUTES:**

Vice-Chairwoman Swallow asked if the members had a chance to review the minutes of the regular meeting on Tuesday, May 10, 2022. She asked if there were any corrections. Hearing no corrections, the minutes were approved.

**NEW BUSINESS:**

**Beckett Thermal Inc., 38000 Beckett Pkwy North, PPN 07-00-038-000-330**

Applicant: Greg Baker, Beckett Thermal Inc., 38000 Beckett Parkway North, North Ridgeville, OH 44039. Proposal consists of constructing a pre-assembled temporary laboratory for burner testing. Property is zoned I-3.

Application and Administrative comments were read.

Vice-Chairwoman Swallow asked the applicant to state his name and address for the record.

Greg Baker, Beckett Thermal Inc., 38000 Beckett Parkway North, North Ridgeville, OH 44039.

Mr. Baker stated that they were looking to install a temporary pre-fabricated building to be placed at the facility in North Ridgeville to perform hydrogen testing on their products. He explained that they were doing the testing to stay ahead of the market as hydrogen was being looked at as an alternative test fuel. He added that they had two other test facilities, one being in England and the other in Italy and that they wanted to compliment those with the proposed facility.

Vice-Chairwoman Swallow asked if that was something that could be done inside the current building.

Mr. Baker remarked that it couldn't.

Member Graupmann asked if there were circumstances that caused the project's need to be expedited.

Mr. Baker replied that there were. He explained that they had several customers that were interested in their project.

Member Graupmann asked if the building would go up quickly.

Mr. Baker indicated that it would and that was why they had opted to go with a prefab building so that it could be transported in and dropped on site. He stated that they were going through the IU (Industrialized Units) with the State of Ohio so that when the building showed up it would already have been certified both electrically for the fire rating and thermally. He explained that because they would be heating and cooling the space, that would lend itself to go through the IU.

Member Graupmann asked if they would be using hydrogen in the building.

Mr. Baker remarked that they would but that they would not be storing hydrogen. He explained that both the hydrogen and propane would be stored outside of the building with the specified distances using the NFPA (National Fire Protection Association) standards for hydrogen. He further explained that the gases would be separated and would come into the building from outside the building and only penetrate through the wall where they would have their test stations. He added that even if there was a leak, that it would go to atmosphere. He explained that the room also had controls in it to provide adequate air changes and that there was one air change a minute. He stated that it would then go up to three air changes a minute if there was a leak detected. He added that there was leak detection inside the building and that the building had a two hour fire rating.

Councilman Abens asked if Mr. Baker said that the State certified the electrical.

Mr. Baker indicated that it was in the process.

Councilman Abens remarked that it was his understanding that they needed the whole building certified by the State and he wasn't sure that the company could get it done.

Chief Building Official Fursdon stated that they were. He stated that they contacted the Board of Building Standards and that it was his understanding that they gave them an engineer to pick from and that engineer was going up to Canada to do all of the inspections that the State required.

Mr. Baker responded that that was correct.

Vice-Chairwoman Swallow asked if there were any comments or questions from the Commission.

None were given.

