



**The City of Weirton's Zoning Board of Appeals Meeting  
Tuesday, February 4, 2024, 4:30pm**

**Minutes**

1. Roll Call: Bill, Mike, Mark, Joseph, Mark, Risha – Earlean, absent
2. Communications - None
3. Citizens Comments – none
4. Old Business – none.
5. New Business
  - a) Premium Guard, Inc. is requesting Conditional Use approval to permit a light manufacturing use at 491 Park Drive (Tax Map W3, Parcel 4.1, 5.1, 7, and 7.14). Table 1, Permitted Land Use Table provides supplemental regulations for this use under Article 10.18 of the Unified Development Ordinance.

**Bill asks for explanation.**

**Anand Bishara, CEO explains:**

Premium Guard is the third largest company in the U.S., Mexico, and Canada in automotive filters. We supply filters for all the retailers in the country, AutoZone, Napa, O'Reilly, and, you know, Walmart as well. So all the key players in North America buy our product.

We're focused on building product, private labels for those companies. Whether it's brands like STP, brands like Microguard. If you take your car for oil change at Valvoline, that would be our product.

So we have 30% market share in North America. We're happy to offer the opportunity for the building at 491. Gives us the opportunity to expand our distribution.

The goal is to use the building to distribute and supply our Canadian customers where we have 30% market share. We supply American companies that operate in Canada as well as Canadian companies like Canadian Tire. So primarily the use for the warehouse in phase one will be for distribution.



Our intention to do some light manufacturing related to car filters and home air filters. So basically it is really three light. It's paper, media, filtration product that we just plate it, assemble it, package it, and ship it.

So it's very clean, neat. But the product by nature, it's bulky. So it's important to be close to customers and be able to ship it from here.

So we're asking the council kindly to approve for us to allow us to do some light manufacturing. Really no noise, no pollution, very clean industry. And we create great jobs for the community as well

Bill asks about traffic, Anand explains 3 to 4 truckloads a day.

Mark explains :

We've talked several times with Anthony and the guys from Premium Guard. BDC's done a good job to get that building filled back up for us. So we're thankful.

And on a side note, more thankful because it's going to be privately owned now, which will be a contribution to our TIF fund and tax base and all the other. It was a home run. Yeah, definitely.

So I think the traffic will be fairly similar to what everybody's used to with Route 21. Certainly nothing. So they are the sole property owners? They are or will be.

I know we had to do, the property was kind of chopped up into four or five different pieces. So we did a lot combination to make it one to make the sale go a little smoother for them. That's completed.

Then as far as the reason we're here tonight, it's commercial too out in Park Drive. I think it's kind of always been that way. The initial use, the warehousing distribution is completely permitted out there.

But like Anand said, they want to do some fabrication assembly, which does push it up to light manufacturing. So that's why we're here tonight. Like I said, we've been involved from the start and Citi is on board.

Anand explains it will create 100 jobs and discusses other locations.

Mark makes motion, Mike seconds. All in favor.



- b) Spirit Energy Services LLC is requesting Conditional Use approval to permit a recycling/transfer operation at 401 Three Springs Drive (Tax Map W3, Parcel 8). Table 1, Permitted Land Use Table provides supplemental regulations for this use under Article 10.25 of the Unified Development Ordinance.

**Bill asks for explanation.**

It would be located within the existing building on Three Springs Drive. It would be built out for this. As you may or may not know, every city has a treatment facility for water, but industrial water, commercial water sometimes has too much sediment in it, or it might have a higher or lower pH than what the city municipal system might want to handle.

Yeah, so this facility just takes it in, pretreats it, removes sediments. If there's a skim of oil, removes that. If their pH needs to be adjusted, it adjusts the pH such that once it gets to the treatment facility, it doesn't impact any of their operations.

So it keeps everything flowing smoothly.

Bill asks about process, explanation is given.

Bill asks who customers would be.

So we, our customers could be anywhere from, we're in steel here, to lawn power, Dow Chemical, BASF, anything, anybody that would create an oily wastewater, we would have other customers like Mark West, or any of these pipeline companies before it would become an energy, where it's just a water, hydrostatic test water, we would have pretty much anywhere that would create an oily wastewater.

Bill asks for further explanation about truckloads and traffic.

It would depend on the day and the workload. When we're requesting a permit with the state for 100,000 gallons a day, ultimately we don't think we'll be anywhere near that for a couple years. Realistically, probably five to 15 trucks a day.

Also explains they will operate during business hours.



**Mike voices concerns:**

**There's a lot of traffic now through there would be my concern. Another thing I got to ask you, too, I looked a lot of this stuff up, and it's a non-hazardous wastewater treatment plant.**

**Yes. So from what I read, something like that should be in a place that's zoned industrial, and it should be closer to a river or a stream. We're not discharging direct to the river or direct to a stream.**

**Explanation:**

**There's direct discharge plants, like what Arsenal Motel has, and there's a pretreatment facility that discharges to the public discharge. We would be discharging to the public discharge. All we would need at that point would be access to a sewer line, which there is a large sewer line that already runs through the property up there.**

**And as far as, like, in a big industrial park, again, we're talking about 100,000 gallons a day, which might sound like a lot, but the larger, more industrial ones are 5 to 15 million gallons a day. We're talking on a really small scale. Everything would fit in the building.**

**Mike asks about clean water act. Explanation given that they are seeking approval.**

**Mike asks about odor and It shouldn't be an issue.**

**Mike asks Mark's opinion and Mark explains they sat down with Butch and explained the process. And that Butch has no concerns.**

**More explanation of the process given.**

**Bill makes motion, Mark approves, all in favor.**



6. Adjournment –