



MINUTES OF THE ORRVILLE PLANNING COMMISSION MEETING
Held July 18, 2024

MEMBERS PRESENT: Ned Hostetler, Mayor Plybon, Beth Landers, Norm Hibinger, Steve Wheeler
MEMBERS ABSENT: Jim Davis, Bob Snyder
STAFF PRESENT: Kristin Hranko, April Aspiras, Abbie Wilson
OTHERS PRESENT: John Long – SJL Inc. Consulting Engineers, Jeremy Phillips – Campbell Oil Company

1. The commission approved the June 20, 2024, Planning Commission minutes as distributed.
2. PUBLIC HEARING: The commission reviewed a request from the City of Orrville to update 1112.07 Off-Street Parking Schedule of the Zoning Code. Kristin Hranko noted that previously the code stated parking was required for “gross floor” area when it should have stated parking was for “customer service” area. She also noted the variance had been approved by the BZA on July 15th. Landers moved to **RECOMMEND** this to City Council and Wheeler seconded that motion. All remaining ayes. Motion carried.
3. PUBLIC HEARING: CZC-24-00019: The commission reviewed a request from Campbell Oil Company to build a new Dairy Queen with a double drive-thru at 225 W. High Street. John Long spoke on behalf SJL Inc. Consulting Engineers stating that the new Dairy Queen would be built with the new updated standards for the restaurant. It would have better coolers, 45-60 seats for customers (which is more than what is there currently), and a double drive-thru, just to name a few updates. Long noted that there would be a retention basin in the NE corner of the lot, utilities connecting from the street, and appropriate landscaping between the restaurant and residential area. Hranko noted that all the plans met the City’s standards. Hibinger moved to **APPROVE** the conditional zoning application depending on the stormwater contingency and Wheeler seconded that motion. All remaining ayes. Motion carried.
4. PUBLIC HEARING: The commission reviewed a request from Campbell Oil Company to vacate the alley behind Dairy Queen at 225 W. High Street. The vacation of the alley would assist in making the construction of the new Dairy Queen easier. Hranko noted Campbell Oil Company owns all of the abutting property around the alley, so the City of Orrville is fine with the alley vacation. Wheeler moved to **RECOMMEND** this to City Council and Hostetler seconded that motion. All remaining ayes. Motion carried.

Meeting adjourned. Our next meeting is scheduled for August 15, at 3:00 pm.

Chairman

Secretary