

ORRVILLE PLANNING COMMISSION AGENDA



Thursday, April 18, 2024, 3:00 p.m.

1. Approval of minutes from March 21, 2024, Planning Commission meeting.
2. PUBLIC HEARING - ZA-24-00007: Review a request the City of Orrville to re-zone parcel #59-02315.000 from R-4 to I-1.
3. PUBLIC HEARING - HOC-24-00011: Review a request for Ricky and Jeffrey Bauman to operate a candle making business out of their home at 858 Hemlock Trail.

Next meeting: May 16, 2024 at 3pm.

***The Planning Commission meeting will be held in person in the Council Chambers (3rd/upper floor). ***

PLEASE CALL JEANNE GAULT AT 330-684-5001 IF YOU ARE SCHEDULED TO APPEAR AND ARE UNABLE TO ATTEND THE MEETING.

The City of Orrville will provide reasonable accommodation to persons with disabilities who wish to attend this meeting. Seventy-two (72) hours advance notice is required. You may notify the Safety-Service Department by calling 330-684-5000 or TTY 330-684-5069.



MINUTES OF THE ORRVILLE PLANNING COMMISSION MEETING
Held March 21, 2024

MEMBERS PRESENT: Ned Hostetler, Mayor Plybon, Beth Landers, Bob Snyder, Steve Wheeler, Jim Davis,
Norm Hibinger
STAFF PRESENT: Kristin Hranko Endsley, Abbie Wilson, April Aspiras
OTHERS PRESENT: Paul Magee – Lettergraphics

1. The commission approved the amended February 15, 2024, Planning Commission minutes as distributed.
2. PC-24-00005: The commission reviewed a request from La Tienda Familia to install an illuminated wall sign at 1448 W. High Street. The grocery store is moving from 1506 W. High Street to the location previously mentioned. Kristin Hranko Endsley noted that the sign meets size requirements. Davis moved to **APPROVE** the sign. Wheeler seconded that motion. All remaining ayes. Motion carried.
3. PC-24-00010: The commission reviewed a request from Wolf Creek Graphics to install a back lit sign on the front and north sides of the Will-Burt building located at 515 Collins Blvd. Kristin Hranko Endsley noted that the signs meet the size requirements. Davis moved to **APPROVE** the signs. Wheeler seconded that motion. All remaining ayes. Motion carried.

Meeting adjourned. Our next meeting is scheduled for April 18th, at 3:00 pm.

Chairman

Secretary

aa

APPLICATION FOR ZONING AMENDMENT

CITY OF ORRVILLE, OHIO • 207 North Main Street • Orrville, Ohio 44667 • Phone 330-684-5000

NOTE: *A nonrefundable \$100 fee is required*

Filed _____

Owner: _____

Address: _____

Phone _____ Fax _____ Email _____

TO City Council and the Planning Commission:

I hereby make application and petition Council and request the Planning Commission to consider amendment of the zoning ordinance as hereinafter described.

Premises affected are situated on the _____ side of _____ and known as _____ (street address), Lot No. _____. The lot(s) has a frontage of _____ and a depth of _____.

It is requested that the premises be rezoned from _____ to _____ district.

The following are all of the individuals, firms or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the premises which are the subject of this request. (You must obtain the *CORRECT* names and addresses from the County Administration Building, if not known.) Use additional sheet if necessary.

NAME

ADDRESS

- | | | |
|----|-------|-------|
| 1. | _____ | _____ |
| 2. | _____ | _____ |
| 3. | _____ | _____ |
| 4. | _____ | _____ |
| 5. | _____ | _____ |
| 6. | _____ | _____ |

A. Provide evidence that the existing Zoning Code is inappropriate with respect to your particular property and that it deprives you of your lawful and reasonable use of the land. For the purposes of this Zoning Code, a limitation upon the financial gain from the land in question shall not constitute unreasonable zoning.

B. Provide evidence that the proposed amendment would materialize in an equal or better Zoning Code.

C. Attach a vicinity map showing property lines, streets and existing and proposed zoning.

Applicant

FOR CITY USE ONLY

Date application received	_____	By _____		
Date referred by Council	_____			
Date approved/denied by Planning Commission	_____	Publication _____	Notice _____	
Date approved/denied by City Council	_____	Publication _____	Notice _____	
Zoning Approved	_____	AMEND FEE	\$ 100.00	
Certificate #	<u>ZA</u>	Date Paid	_____	
Date Issued	_____		_____	
Comments:	_____			



Zoning Amendment - Hostetler Road

Application for Zoning Certificate

City of Orrville, Ohio • 207 North Main Street • Orrville, Ohio 44667 • Phone 330-684-5000

All applications must include a site plan

LOCATION ADDRESS 858 Hemlock Trl. PARCEL # _____ ZONING _____

Owner Ricky + Jeffrey Bauman Phone 330-317-6543 Email Cservice@theorrvillecc.com

Street 858 Hemlock Trl. City/State Orrville, Oh Zip 44667

Contractor _____ Phone _____ Email _____

Street _____ City/State _____ Zip _____

Type of Use (circle all that apply):

Residential Single family home / Duplex / Multi-Family #units _____
Home Addition / Home Alteration / Shed / Garage
Fence / Deck / Pool / Signs(s) / Other _____
Home Occupation*

Commercial / Industrial - New / Addition / Alteration / Signs(s) / Other _____
Design Review*

Description of Work, include dimensions, height, etc.: candle making

Signage: Type N/A Dimensions _____ x _____ (use addl sheet if more than one sign)

Building frontage: _____ Temporary Signs Placement dates: _____

Est Construction Cost \$ N/A Located in Flood Plain? Yes / No

Setback Distance to Property Lines: Front _____ Rear _____ Right _____ Left _____

The following shall be included with the application, if applicable:
 Site plan Construction drawings Other _____

Additional Comments: _____

The owner of the above property and the undersigned agree to conform to all applicable laws of the City of Orrville, and hereby certify that the information given above is correct.



Ricky Bauman

Date 3-13-24

Printed name of applicant Ricky Bauman

FEE DUE UPON APPLICATION \$ _____	CONDITIONAL? Y / N	City use only
BOARD APPROVAL REQUIRED:	<input type="checkbox"/> Planning Commission	Deadline date _____
	<input type="checkbox"/> Board of Zoning Appeals	Meeting date _____
	<input type="checkbox"/> Design Review Board	
	<input type="checkbox"/> City Council	

*Complete back of page also

DESIGN REVIEW BOARD – CERTIFICATE OF APPROPRIATENESS

(This section is only required if your project is in the CBDD (Central Business Development District) or downtown.)

Submission Requirements:

- One (1) set of current color photos of existing building, lot, etc. and historic photos, if available
- Two (2) sets of full-size plans to scale, if applicable
- Nine (9) site plans
- Nine (9) drawings/plans indicating colors and materials to be used on exterior of building
- One (1) set of paint color chips (for exterior color change only)

Work Summary:

Please check the proposed work here and explain fully below.

<input type="checkbox"/> New Construction	<input type="checkbox"/> Infill	<input type="checkbox"/> Addition	
<input type="checkbox"/> Demolition			
<input type="checkbox"/> Exterior Building Alteration			
<input type="checkbox"/> Signage			
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Fence	<input type="checkbox"/> Patio or Deck	<input type="checkbox"/> Parking
	<input type="checkbox"/> Outdoor Lighting	<input type="checkbox"/> ADA Compliance	
<input type="checkbox"/> Paint			
<input type="checkbox"/> Awning			
<input type="checkbox"/> Other (please explain)			

Estimated Cost: _____

Describe proposed work and discuss historical significance; if applicable (Please attach additional sheets, if necessary.)

HOME OCCUPATION

Type of Business: Candle making

of Persons (including applicant) working on site: 2 Anticipated customers/clients per week: 0

Anticipated deliveries per week and type of delivery: bi weekly, small boxes

Will there be a vehicle used in connection with the home occupation? no

If yes, describe the size and type of vehicle: _____

How many parking spaces are available for this address: 4 plus street

How many square feet 80 and what percentage of floor area to be used by the business (of each floor) % 13

If applicable: Sign size N/A, description _____ and location _____