

MINUTES OF THE ORRVILLE PLANNING COMMISSION MEETING

Held May 16, 2019

MEMBERS PRESENT: Jim Davis, Dave Handwerk, Norm Hibinger, Ned Hostetler, Jen Phillips, Steve Wheeler

MEMBERS ABSENT:

STAFF PRESENT: Kristin Endsley, Karen Flinner

OTHERS PRESENT: Kenneth Letz, Pete Wearstler

Chairman Snyder called the meeting to order at 3:00 p.m.

1. The Commission approved the minutes of the April 18, 2019, Planning Commission meeting as mailed.
2. The Commission reviewed a one-year conditional zoning certificate issued to May Phommavong for a home occupation (internet sales) at 894 Beaver Street. Ms. Phommavong was not in attendance and did not contact staff prior to the meeting. Hostetler moved and Phillips seconded to TABLE this item until next month's meeting. Ayes all. Motion carried.
3. PUBLIC HEARING: The Commission reviewed a request from Clifton J. Handwerk for a home occupation (residential cleaning) at 314 Lake Street. Mr. Handwerk was not in attendance but advised staff prior to the meeting that he will have no employees or deliveries to the home. There will also be no sign. The application meets all criteria of the zoning code. Hibinger moved and Wheeler seconded to APPROVE the conditional zoning certificate as submitted for a period of six months. Ayes all. Motion carried.
4. The Commission reviewed a request from EADS Group for lot consolidation of a Speedway project at 11980 Lincoln Way East (outside corporation limits). Staff stated that this is a major subdivision and includes thirteen lots, as well as a portion of the trailer park. Kenneth Letz of Speedway advised that the existing motel, three residential homes, and a portion of the mobile home park will be demolished for this project. There are 5-7 water wells, as well as several septic systems, that will be abandoned. A new water well will be dug for the new facility with EPA approval. Letz advised that this Speedway location is not a truck stop with lounges, etc., but will include a convenience store, café with a small seating area, beer cave, 10 auto islands for 20 vehicles, and three commercial fueling lanes for semi-trucks. This is a 24/7 facility. Wayne County Planning Department has already reviewed this project and referred it to Orrville for review. ODOT has final approval including exit and entrance locations to the new facility. The only access will be off the existing Vine or Bixler Streets; ODOT will not permit any additional cuts off SR 57 or US 30. Speedway is working with

the State for extending the westbound (right) turn lane, as well as the eastbound (left) turn lane onto existing South Vine Street. Speedway was referred to the City's arborist, Mike Ammon for final approval of all landscaping and tree plantings. Demolition may possibly start in the fall; however, the ODOT approval and US 30 roadwork will take some time. Speedway is hoping to start construction in the spring of 2020. Wheeler moved and Hostetler seconded that the Commission APPROVE the lot consolidation as submitted, contingent upon final ODOT approval. Ayes all. Motion carried.

Meeting adjourned.

Our next meeting is scheduled for June 20, 2019, at 3:00 pm.

Chairman

Secretary

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