

MINUTES OF THE ORRVILLE PLANNING COMMISSION MEETING

Held March 18, 2021

MEMBERS PRESENT: Jim Davis, Dave Handwerk, Ned Hostetler, Bob Snyder
MEMBERS ABSENT: Norm Hibinger, Jen Phillips, Steve Wheeler
STAFF PRESENT: Kristin Endsley, Karen Flinner
OTHERS PRESENT: Michael Lehman, Bert Ogle, Thomas Weiss

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

1. The Commission approved the minutes of the December 17, 2020, Planning Commission meeting as mailed.
2. The Commission reviewed a request from Troyer Lumber LLC for site plan approval of a new warehouse and dust collector at 351 West Church Street. This use is grandfathered as an industrial use in a commercial district. Engineer Michael Lehman was in attendance and stated that three existing buildings will be demolished (one already gone) and a new 12,000 SF warehouse and employee area will be constructed. The previous footprint of buildings was approximately 15,000 SF. There will be an 8' screening wall on the west side to partially hide the dust collector. Staff stated that a stormwater letter is still needed from the engineer. Section 1111.11 of the Zoning Code specifies levels of noise at 55 dB(A) from 7 am – 10 pm and 65 dB(A) from 10 pm – 6 am in a commercial district (Lehman stated maximum decibels at 78 which is similar to a lawn mower). Maximum height permitted by Code is 40' (Lehman stated he thought the dust collector was 42' in height). Handwerk moved and Hostetler seconded that the Commission APPROVE the site plan as submitted, contingent upon receipt of a stormwater letter and a 40' height allowance of dust collector. Ayes all. Motion carried.
3. PUBLIC HEARING: The Commission reviewed a request from Bert Ogle for site plan approval of mini-warehousing structures at 1155 Schrock Road. Mr. Ogle and his engineer Thomas Weiss were in attendance. Ogle stated that they wish to build two structures for indoor storage of approximately 19 RVs or boats, and two structures for approximately 100 mini-warehouses. Discussion was had regarding the parking of semi-trucks, but that is not part of this plan and will not be permitted. Staff stated that this is a conditional zoning certificate in an I-2 district. Outside storage is not permitted with mini-warehousing; however, Ogle may wish to maintain the previously approved outside fenced storage in the front part of the parcel. Landscaping will be required around the ground sign. Owner was referred to the Army Corp of Engineers for any disturbance of the wetlands. Minimum chip and seal driveways are required within one year. Continuous curbing is not required along the driveways, but is required around the small parking areas. Stormwater calculations are still required for review. Discussion was had that there is a maximum width of 40' for mini-warehousing buildings;

however, the owner is requesting two 50' wide structures. A variance will be required for anything over 40' in width. Handwerk moved and Hostetler seconded that the Commission APPROVE the site plan as submitted contingent upon receipt of stormwater approval, modified landscaping around signage, and a maximum 40' wide building. Ayes all. Motion carried.

4. The following officers were selected for 2021: Chairman – Bob Snyder, Vice-Chairman – Ned Hostetler, Secretary – Jim Davis.

Meeting adjourned.

Our next meeting is tentatively scheduled for April 15, 2021, at 3:00 pm.

Chairman

Secretary

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