



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

MEMBERS PRESENT: Ned Hostetler, Mayor Plybon, Beth Landers, Bob Snyder, Steve Wheeler, Jim Davis,
Norm Hibinger
STAFF PRESENT: Kristin Hranko Endsley, April Aspiras
OTHERS PRESENT: Robert Uhl – Orrville Citizen

1. The commission approved the March 21, 2024, Planning Commission minutes as distributed.
2. PUBLIC HEARING - ZA-24-00007: The commission reviewed a request from the City of Orrville to re-zone parcel #59-02315.000 from R-4 to I-1. Kristin Hranko Endsley noted that Hostetler Road east of this parcel is zoned Industrial and Commercial. Hostetler Road west of this parcel is zoned Residential. If approved, the City of Orrville would rezone this parcel to match what is on the east side of Hostetler. Parcel numbers 59-02348.000 and 59-02315.000 would ultimately have to be combined into one parcel, if approved. Parcel #59-02315.000 would strictly be for access use. Robert Uhl, who lives right next to this parcel at 811 Hostetler Road, was in attendance and asked the following questions:

A. What company is looking to build on this parcel?

Answer: The details haven't all been worked out so, at this time, the company cannot be disclosed.

B. What type of work would the potential buyer do?

Answer: Light Industrial, similar to what Moog Flo-Tork does

C. Would there be a sound ordinance in place?

Answer: Yes

D. Would there be any air pollutants?

Answer: No, there wouldn't be any air pollutants

With no further questions from Mr. Uhl, Bob Snyder said he would entertain a motion for this request. Hostetler moved to **APPROVE** the request to rezone parcel #59-02315.000. Hibinger seconded the motion. All remaining ayes. Motion carried.

3. PUBLIC HEARING - HOC-24-00011: The commission reviewed a request from Ricky and Jeffrey Bauman to operate a candle making business out of their home at 858 Hemlock Trail. Although the Bauman's were not able to attend the meeting, they did submit a letter describing their business. In the letter, they said they produce 50-75 candles monthly and sell them both online and in local shops around Orrville. They said they currently use 13% of their floor area to run the

business out of their home. Kristin Hranko Endsley stated they meet all the requirements for a home occupation. Hostetler moved to **APPROVE** the business for **six months**. Wheeler seconded that motion. All remaining ayes. Motion carried.

At the end of the meeting, Mayor Plybon asked current member, Ned Hostetler, if he would like to be re-appointed for another five years. Hostetler accepted and his term will now expire on 4-30-2029.

Meeting adjourned. Our next meeting is scheduled for May 16th, at 3:00 pm.

Chairman

Secretary

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