



MINUTES OF THE ORRVILLE PLANNING COMMISSION MEETING
Held September 19, 2024

MEMBERS PRESENT: Ned Hostetler, Mayor Plybon, Beth Landers, Norm Hibinger, Bob Snyder, Steve Wheeler
MEMBERS ABSENT: Jim Davis
STAFF PRESENT: Kristin Hranko, April Aspiras
OTHERS PRESENT: Jeremy Phillips – Campbell Oil, Bert Ogle – Storage Unit Applicant, Kelly Kyser – Cherry Top Bakery, Tim Rufener – Home Occupation Applicant

1. The commission approved the August 15, 2024, Planning Commission minutes. Aspiras added Bob Snyder to the “Members Absent” list.
2. PC-24-00025: Review a request for a Campbell Oil Company to install ground mount and internally illuminated signs for the new Dairy Queen at 225 W. High Street. Jeremy Phillips, on behalf of Campbell Oil, spoke about how the ground mount sign is going to have a 4’ setback instead of 10’. It is also going to be 99 square feet. Both of those variances have been approved by the Board of Zoning Appeals. There is also going to be illuminated signs above the restaurant entrances that say “DQ” and “Grill & Chill”. Kristin Hranko noted that all signage meets the requirements. Hostetler moved to **APPROVE** the signage and Hibinger seconded that motion. All remaining ayes. Motion carried.
3. PC-24-00023: The commission reviewed a request for Bert Ogle to construct self-storage units at 1155 Schrock Road. Ogle stated the building itself would be 100’ but be made up of individual storage units. He will need to raise the ground by 1’ to make it level. The property will also be properly lit. Hranko noted approval would be based on the storm water contingency. She also asked the Commission to exempt Ogle from the landscaping requirement as his property is “sandwiched” between the railroads. Ogle’s building is sufficient size and meets all the regulations. Hostetler moved to **APPROVE** the conditional zoning application contingent on the storm water and the landscape exemption and Landers seconded that motion. All remaining ayes. Motion carried.
4. PUBLIC HEARING – HOC-24-00028: The commission reviewed a request from Tim Rufener to operate a handyman/landscaping business out of his home at 248 E. Market Street. Rufener stated that since he has taken over the business, he has taken the business from 3 yards to 44 yards. He also stated that he has 16’ and 10’ trailers on his property for storing equipment as well has a shed. Hranko stated that the applicant meets all the requirement for a home occupation. Wheeler moved to **APPROVE** the home occupation business for **6 months** and Hibinger seconded that motion. All remaining ayes. Motion carried.
5. HOC 24-00024: The commission reviewed a request from Karen Smith to cancel her home occupation permit for her photography business at 1806 Cloveridge Drive. She retired from photography business this year. There was no voting on this issue. The Commission agreed to just let the permit expire.
6. HOC-22-00002: The commission reviewed a renewal request from Kelly Kyser to operate a home bakery business out of her home at 1794 Viking Avenue. There have been no complaints about the business. Wheeler moved to **APPROVE** the home occupation permit for **3 years** and Hostetler seconded that motion. All remaining ayes. Motion carried.

7. CZC-23-00020: The commission reviewed a six (6) month renewal request for Tom & Cheryl Ledford to operate an Airbnb at 804 W. High Street. There have been no complaints about the Airbnb. Wheeler moved to **APPROVE** the Airbnb for **1 year** and Hostetler seconded the motion. All remaining ayes. Motion carried.

8. CZC-24-00029: The commission reviewed a request from Poindexter Properties LLC (DBA Morgan Truck Body) to install a 13' x 30' x 9' carport over an existing salt bin. Matthew Duncan from Morgan Truck was present to discuss the carport. He stated that it would be a simple carport, hidden from "public view" behind one of their buildings. The carport is needed to put over a salt pit to keep their salt dry. Hranko noted that there is no need for stormwater and requested that this be exempt from landscaping requirements. Landers moved to **APPROVE** the carport with the exclusion of the landscaping requirements and Hibinger seconded the motion. All remaining ayes. Motion carried.

9. Before the meeting ended, there was a discussion about whether the City of Orrville should allow food truck owners to store their food trucks in their personal driveways or on their property. Snyder made a motion to send a recommendation to City Council and Hostetler seconded that motion. Four ayes and one opposing vote. Majority won. Motion carried.

Meeting adjourned. Our next meeting is scheduled for October 17, at 3:00 pm.

Chairman

Secretary

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