

## MINUTES OF THE ORRVILLE PLANNING COMMISSION MEETING

### Held June 15, 2017

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MEMBERS PRESENT: Jim Davis, Norm Hibinger, Ned Hostetler, Bob Snyder, Steve Wheeler  
MEMBERS ABSENT: Dave Handwerk, Jen Phillips  
STAFF PRESENT: Karen Flinner, Kristin Endsley  
OTHERS PRESENT: Lee Adams, Chris Butdorf, Ed Gasbarre, Marty Hibbert, Diane Jarrett, John Long, Julie Rice, Richard Shetler, Janet Ward

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

1. The Commission approved the minutes of the May 18, 2017, Planning Commission meeting as mailed.
2. The Commission reviewed a one-year conditional zoning certificate issued to Tracey Cook for a home occupation (natural health and acupuncture) at 423 Park Street. Ms. Cook was not in attendance, but advised staff prior to the meeting that she is still in business. Staff has received no complaints. Wheeler moved and Hostetler seconded that the Commission APPROVE a two-year extension to the conditional zoning certificate. Ayes all. Motion carried.
3. The Commission reviewed a request from Village Dental for site plan approval of a ground mount sign at 310 Maple Street. This item will also appear before the Board of Zoning Appeals on June 19, 2017, as it does not meet the 10' setback requirement. Chris Butdorf from Lettergraphics was in attendance and stated that an existing sign was removed from this location. The new sign will be slightly smaller than the old sign. The setback is approx. 3' from the property line. Wheeler moved and Hostetler seconded to DENY the request as submitted and refer same to the Board of Zoning Appeals. Ayes all. Motion carried.
4. PUBLIC HEARING: The Commission heard a request from the City of Orrville Utilities and DG AMP Solar Inc. for a conditional zoning certificate for a solar photovoltaic facility at 1654 Commerce Drive. Janet Wood of DG Amp Solar Inc. was in attendance, as well as representatives from NextEra Energy Resources and American Municipal Power (AMP). This lot is owned by the City of Orrville and a portion of the parcel will be leased to DG AMP Solar, LLC for the purpose of building, owning and operating an electrical generation solar facility. DG AMP Solar will sell the electricity from the solar facility to AMP. The City of Orrville is a member of AMP and has entered into an agreement to purchase a portion of the electricity produced by this solar generation facility. The application meets all requirements of Orrville Zoning Code. The facility will have an interconnection with Orrville Municipal Utilities. The benefits to the City include a clean energy source for its customers, cost savings, and it will help to meet sustainability

goals. The City will retain ownership of the land with the lease option to DG Amp Solar. The solar panels will stand approx. 6' to 14' in height at a fixed tilt. There will be a 6' fence with 3 strands of barb wire surrounding the facility. There will be equipment pads at both the Commerce Drive and Allen Avenue facilities for the transformer pads and other equipment. There will be no buildings, as the sites will be monitored remotely. Minimal maintenance is required, other than regular mowing and repair maintenance of the solar panels. Wheeler stated that the application meets all requirements of the Zoning Code. Both facilities are zoned industrial and are not prime lots for building construction as they are in the flood plain and/or within a wetland area. Wheeler moved and Hostetler seconded to APPROVE the application as submitted, contingent upon approval of the stormwater plan and calculations, as well as the appropriate flood plain details. Ayes all. Motion carried.

5. PUBLIC HEARING: The Commission heard a request from the City of Orrville Utilities and DG AMP Solar Inc. for a conditional zoning certificate for a solar photovoltaic facility at 183 Allen Avenue. See above item #4 for comments regarding both sites. The Allen Avenue site also includes a 30' easement for the Rails to Trails bike trail site. With the construction of this solar facility, the bike trail was moved from its original location, which makes it farther away from the City's police department shooting range. Wheeler moved and Hostetler seconded to APPROVE the application as submitted, contingent upon approval of the stormwater plan and calculations, as well as the appropriate flood plain details. Ayes all. Motion carried.
6. The Commission reviewed a request from Eagle Nest Farms for lot splits along South Kohler Road (outside corporation limits). John Long from Shaffer Johnston Lichtenwalter was in attendance and stated the owner has a 12.9 acre parcel which they would like to divide into two lots. The 12.1 acre parcel requires a width to depth ratio variance and a 30' driveway access variance. Hostetler moved and Wheeler seconded that the Commission APPROVE the lot splits as submitted, contingent upon TRC comments. Ayes all. Motion carried.
7. The Commission reviewed a request from Dan and Anna Miller for lot splits along South Kansas Road (outside corporation limits). Ed Gasbarre of R. W. Gasbarre Surveying was in attendance and stated that the owner wishes to split a 8.907 acre parcel into two lots. They are also purchasing a 30' driveway access from the abutting neighbor Richard Shetler. The 4.2 acre parcel requires a width to depth ratio variance and a 30' driveway access variance. The 5.1 acre parcel requires a width to depth ratio variance only. Wheeler moved and Davis seconded that the Commission APPROVE the lot splits as submitted, contingent upon TRC comments. Ayes all. Motion carried.

Our next meeting is scheduled for July 20, 2017, at 3:00 pm.

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Chairman

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Secretary

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