



**BOARD OF COUNTY COMMISSIONERS**  
**RON AMSTUTZ • JONATHAN HOFSTETTER • SUE A. SMAIL**

**MINUTES**

**WAYNE COUNTY PLANNING COMMISSION MEETING**  
**WAYNE COUNTY ADMINISTRATION BUILDING**  
**WAYNE COUNTY PLANNING DEPARTMENT -**  
**3:00 PM WEDNESDAY: September 6th, 2023**

**MEMBERS PRESENT:** Ron Amstutz, Bill Cletzer, John Fitzpatrick, Brian Gwin, Jon Hofstetter, Joel Montgomery, Gene Pouly, and Sue Smail

**MEMBERS ABSENT:** Robert Gralinski, Amy Marinello, and Steve Wheeler

**OTHERS PRESENT:** Mark Sayre

**STAFF PRESENT:** Jenn Kiper and Stephanie Featheringill

**CALLED TO ORDER:** Chairman Cletzer called the meeting to order

**ROLL CALLED:** Secretary Fitzpatrick called the Roll; a Quorum was present

**OATH ADMINISTERED:** Chairman Cletzer administered Oath to anyone intending to speak at the meeting

**MINUTES:** May 10th, 2023

*Moved by Joel Montgomery approve as submitted*  
*Seconded by Sue Smail,*  
*MOTION carried*

**OLD BUSINESS:** None

**NEW BUSINESS:** None  
**SUBDIVISION REPORT:** *Staff Recommended Acceptance of Report as Presented*  
*Moved by Sue Smail to approve as presented*  
*Seconded by Jon Hofstetter*  
*MOTION carried*

**EXTENSIONS:** None

**VARIANCES:** None

**COMMON ACCESS DRIVES:** None

**MAJOR SUBDIVISIONS:** None

**INTERGOVERNMENTAL REVIEW:** None

**OTHER BUSINESS:**  
Zoning Change Application  
(Special District/Local Business District),  
For a total of 1.666-acres, parcel #12-03000.00, parcel #12-03004.000 and parcel 12-03002.00 at 12300  
Akron Road, Rittman, OH 44270 and  
A total of 44.521-acres, parcel #12-01468.00, parcels 12-01248.00 and parcel 12-01249.00 at 12320  
Akron Road, Rittman, OH 44270.

Ms. Kiper introduced the application. Staff introduced the applicant's representative, Mark Sayre from the  
Chippewa Township Zoning Commission. He spoke briefly on the application and that the township was  
requesting the change to. He did bring the proposed updated future zoning map that Chippewa Township  
has been working on in their update but it has not been completed.  
Staff noted that they recommend the application be denied. The proposed zoning change does not align  
with the current Chippewa Township Comprehensive Plan, which suggests that future land uses at 12300  
and 12320 Akron Road be agriculture use. Understanding the complexities with there being an existing  
cemetery at 12300 Akron Road staff would be potentially supportive of the applicant applying for a  
variance under section 16.05 (B) of the Chippewa Township Zoning Resolution for the 12300 address.  
However, at the 12320 Akron Road there appears to be a single family dwelling.  
Mr. Montgomery commented that he voted for denial because we need to following the proper process.  
Since the comprehensive plan is being updated that they should have done that first.

*Moved by John Fitzpatrick to recommend denial  
Seconded by Gene Pouly,  
MOTION passed*

Ms. Kiper, planning staff gave a brief update on the amount of TRC applications received after the subdivision  
regulations were updated that would have previously been presented to the planning commission. Also, the access  
management regulations were approved on August 1, 2023.

**ADJOURN:** Upon hearing no additional further business, Sue Small moved to adjourn, and Gene Pouly  
seconded. MOTION carried. Meeting adjourned at 3:17 pm.

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X *Bill Cleizer* X  
Bill Cleizer, Chairman  
Wayne County Planning Commission  
John Fitzpatrick, Secretary  
Wayne County Planning Commission