

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

**WAYNE COUNTY PLANNING COMMISSION MEETING**  
*WAYNE COUNTY ADMINISTRATION BUILDING*  
**3:00 PM WEDNESDAY: September 6th**  
*A g e n d a*

*“Please turn off your cell phones during this meeting. Thank you.”*

**CALL TO ORDER:**

**ROLL CALL:**

**OATH:** **“Please state your name when speaking to help with today’s minutes**

**MINUTES:** MAY 10<sup>TH</sup> 2023

**OLD BUSINESS:** None

**NEW BUSINESS:**

**SUBDISIVION REPORT:** Listed on Attached Agenda  
(Splits, Annexations, Large Lots, Re-Plats/Re-numbers, MCADs)

**EXTENTIONS:** None

**VARIANCES:** None

**COMMON ACCESS DRIVES:** None

**MAJOR SUBDIVISIONS:** None

**INTERGOVERNMENTAL REVIEW:** None

**OTHER BUSINESS:** Zoning Change Application from S-1/R-1 (Suburban Residential District) to S-1/B-1 (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, parcel 12-01248.00 and parcel 12-01249.00 at 12320 Akron Road, Rittman, OH 44270.

**NEW BUSINESS:**

**SUBDISIVION REPORT:** (Splits, Annexations, Large Lots, Re-Plats/Re-numbers, MCADs)

APPLICATION NUMBER	OWNER	PARCEL	LOCATION	LOT ACREAGE
M-22-27	EVELYN (ROBERT) ROSELER	56-206-.21	WAY 11 NW	(2) 1.5
M-22-30	JOSEPH L. YODER	45-00641.00	SAL 21 NW	1.5
M-22-47	LAURA & RAYMOND L MILLER	45-00509.00	SAL 12 SE	3.9
M-22-76	A & J EXHAUST C/O ALVIN MAST	30-01372.00	FRA 15 NE	2
M-22-80	RONALD KEIM	27-00482.00	EAU 15 NE	7.5
M-22-84/M-23-01	JUSDON BAUMAN	36-01701.001	MIL 4 SE	2
M-23-04	NELSON TROYER	30-00156.010	FRA 11 SW	4.5 & 6.690
M-23-05	RONNIE & LORI COBLENTZ	47-00602.003	SUG 30 SW	2 & 3.412
M-23-06	LEAM FARMS	32-00314.004	GRE 13 NE	16.63
M-23-09	RAYMOND HOSTETLER	45-00640.004	SAL 15 NE	1.9
M-23-14	ELI MILLER	27-00124.004	EAU 14 NE	1.095
M-23-015	ELI MILLER	27-00339.00	EAU 23 SW	5.4
M-23-18	LYLE AMIET TRUSTEE	27-00005.000	EAU 34 SW	8.3,10,14.8
M-23-24	HARVEY HOSTETLER	39-00049.010	PAI 7 NW	(2) 7.2
M-23-26	LINDA GRASSMAN TRUSTEE	43-00251.00	PLA 25 NE	1.3
M-23-27	BEN & KISA WEEMAN	04-00759.00	BAU 28 SW	3.5
M-23-28	HENRY & BARBARA TUENNERMAN	12-00293.00	CHI 23 NW	20.0, 14.5, (2) 2.7, 2.5
M-23-31	WAYNE D. MULLET	27-838.9	EAU 29/32	3.7
M-23-35	MATTHEW & ELIZABETH HOSTETTLER	10-00179.00	CHE 30 NE & NW	14.3 & 1.445
M-23-36	GARY & VERNA MAST	30-00576.003	FRA 17 NE	13.6 & 17.1
M-23-37	ACRES OF OPTIONS LLC	47-00987.004	SUG 31 NW	6.9 & 5
M-23-38	ROLLING ACRES. LLC	45-00280.001	SAL 9 NW	(2) 5
M-23-39	ROLLING W ACRES LLC	45-00299.002	SAL 5 SE	2.1
M-23-41	THOMAS GRESS	19-00532.00	CLI 15 SE	3
M-23-47	FREEMAN MULLET	39-00598.00	PAI 13/24 SW/NW	9.7 & 19
M-23-48	RONALD WEAVER	56-00343.001	WOO 11 SE	1.78 & 4.4
M-23-50	JACOB & MIRIAM GINGERICH	45-00169.00	SAL 8 SE	1.5
M-23-51	CRAIG MARTY	36-00568.00	MIL 28 SW	2.8
M-23-52	JOSHUA KEPLAR	07-00692.006	CAN 17 SE & SW	8.5 & 18
M-23-53	LEONARD R BATTIG	22-00323.000	CON 11 NW	3.3 & 11.8

<b>M-23-54</b>	ARUTHUR SMITH	56-01314.00	WOO 1 NW, SW	2.5
<b>M-23-56</b>	ANDY & MARY SWARTZENTRUBER	39-00525.001	PAI 12 NE	17.7
<b>M-23-57</b>	DANNY & CONNIE MILLER	45-00280.002	SAL 9 NW	4.5 & 6
<b>M-23-58</b>	BLAIR SHALLENBERGER	57-00094.00	WOO 7 SW	1.37 & 2.1
<b>M-23-60</b>	ANDY KAUFFMAN	27-00297.007	EAU 36 NE	6.7
<b>M-23-64</b>	BRENDA EGGEMAN	76-00163.008	SUG 2 NW	1.4, 2.0
<b>MCAD-23-01</b>	JACOB HERSHBERGER	45-00685.004	SAL 16 NW	2

**EXTENSIONS:** None

**VARIANCES:** None

**COMMON ACCESS DRIVES:** None

**MAJOR SUBDIVISIONS:**

**INTERGOVERNMENTAL REVIEW:** None

**OTHER BUSINESS:** Zoning Change Application from S-1/R-1 (Special District/ Suburban Residential District) to S-1/B-1 (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.

The Commission "...shall recommend the approval or denial of the proposed amendment or the approval of some modification of it and shall submit its recommendation to the township zoning commission. The recommendation shall be considered at the public hearing held by the township zoning commission on the proposed amendment." Ohio Revised Code 519.12 (E).

*In Staff's opinion, the Planning Commission should recommend items to be DENIED. The proposed zoning change does not align with the 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 supportive of the applicant applying for a variance under section 16.05 (B) of the Chippewa Township Zoning Resolution. But at the 12320 Akron Road there appears to be a single family dwelling.*