

## Stark County Planning and Zoning Commission Minutes

July 2, 2015  
3:00 pm

Chairman Russ Hoff called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Hoff, Jay Elkin, Klayton Oltmanns, Duane Grundhauser, Larry Messer, and Sue Larsen present and absent was, Kurt Froelich and Gene Jackson. Also present were County Planner Steve Josephson, and Nicole Roberts of the Auditor's office.

Jay Elkin moved to approve the minutes from the May 28, 2015 meeting. Duane Grundhauser seconded. All voted Aye and motion carried.

Chairman Hoff announced that Agenda Item #6 Public Hearing for Chelle Eischens of Performance Development Group and Agenda Item #7 Public Hearing for Lorrie Nantt have requested for a continuance. Chairman Hoff allowed the public to speak off the record about Agenda Item #7 Public Hearing-Lorrie Nantt as the public was not informed of the continuance.

Thomas Petroleum, LLC is requesting a Minor Subdivision Plat of the Norwegian Creek Second Subdivision Replat of Lot 2 containing approximately 9.57 acres.

Sue Larsen moved to recommend to the Stark County Board of Commissioners the approval of Minor Subdivision Plat of the Norwegian Creek Second Subdivision Replat of Lot 2 containing approximately 9.57 acres following staff recommendations for Thomas Petroleum, LLC. Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

**STAFF RECOMMENDATION:** Approval of the proposed final plat dated June 24, 2015.

ConocoPhillips Company is requesting a Minor Subdivision Plat of the ConocoPhillips Subdivision generally located in the NW ¼ of Section 3, Township 140, Range 96 containing approximately 13.35 acres.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval of a Minor Subdivision Plat of the ConocoPhillips Subdivision generally located in the NW ¼ of Section 3, Township 140, Range 96 containing approximately 13.35 acres following staff recommendations for ConocoPhillips Company. Klayton Oltmanns seconded. Roll call vote. All voted Aye and the motion carried.

**STAFF RECOMMENDATION:** Approval of the proposed final plat dated June 25, 2015.

Chairman Hoff opened the public hearing on a request from Melissa Hochmuth. The request is for a conditional use permit for a 197 foot meteorological tower (MET) to be used to be used to monitor and collect wind data on a parcel located in the SW ¼ of Section 35, Township 137, Range 97 containing approximately 160 acres. The actual lease area is approximately 2.5 acres.

Chairman Hoff asked for anyone to speak for or against the conditional use permit. Chairman Hoff closed the public hearing.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval of the conditional use permit on a parcel located SW ¼ of Section 35, Township 137, Range 97 containing approximately 160 acres. The actual lease area is approximately 2.5 acres following

staff recommendations for Melissa Hochmuth. Sue Larsen seconded. Roll call vote. All voted Aye and the motion carried.

**STAFF RECOMMENDATION: Approval of the proposed conditional use based upon the following findings:**

1. **The location of the proposed project should not adversely impact the existing uses in the vicinity; and**
2. **The conditional use shall to limited through the inclusion of the following conditions:**
  - a. **Development shall be limited to a guy-wired meteorological tower (MET) to be used to monitor and collect wind data;**
  - b. **No outdoor storage shall be allowed on site;**
  - c. **The maximum height of the MET shall be limited to 197 feet;**
  - d. **The location of the MET shall be as generally shown on the drawing dated June 10, 2015;**
  - e. **The duration of the conditional use permit shall be five and one-half years;**
  - f. **The developer shall be responsible for all maintenance associated with the MET; and guys, and the driveways/roads accessing the tower;**
  - g. **The developer shall provide a six-foot chain link fence around the MET and baseplate;**
  - h. **Unless required by the Federal Aviation Authority, the MET shall not be lighted;**
  - i. **If necessary, the developer, prior to construction, shall submit a letter from the Federal Aviation Administration (FAA) stating that the MET does not exceed the maximum height permitted under FAA rules and does not require lighting;**
  - j. **Any proposed change of use of the MET, increase in height or change of location shall require a hearing before the Stark County Planning and Zoning Board and approval as well as approval from the Stark County Commission; and**
  - k. **Development of the MET shall be performed in accordance with all applicable County, State and Federal rules and regulations.**
  - l. **The applicant shall report to the Zoning Administrator if the tower is no longer in use. The tower shall be removed, at the applicant's expense, within six (6) months of this notice and the site shall be restored by the applicant to its pre-existing condition.**

Chairman Hoff opened the public hearing on a request from Melissa Hochmuth. The request is for a conditional use permit for a 197 foot meteorological tower (MET) to be used to monitor and collect wind data on a parcel located in the E ½ of the NW ¼ and E ½ Section 12, Township 137, Range 95 containing approximately 157.48 acres. The actual lease area is approximately 2.5 acres.

Chairman Hoff asked for anyone to speak for or against the conditional use permit. Chairman Hoff closed the public hearing.

Duane Grundhauser moved to recommend to the Stark County Board of Commissioners the approval of the conditional use permit on a parcel located in the E ½ of the NW ¼ and E ½ Section 12, Township 137, Range 95 containing approximately 157.48 acres. The actual lease area is approximately 2.5 acres following staff recommendations for Melissa Hochmuth. Larry Messer seconded. Roll call vote. All voted Aye and the motion carried

**STAFF RECOMMENDATION: Approval of the proposed conditional use based upon the following findings:**

- 1. The location of the proposed project should not adversely impact the existing uses in the vicinity; and**
- 2. The conditional use shall to limited through the inclusion of the following conditions:**
  - a. Development shall be limited to a guy-wired meteorological tower (MET) to be used to monitor and collect wind data;**
  - b. No outdoor storage shall be allowed on site;**
  - c. The maximum height of the MET shall be limited to 197 feet;**
  - d. The location of the MET shall be as generally shown on the drawing dated June 10, 2015;**
  - e. The duration of the conditional use permit shall be five and one-half years;**
  - f. The developer shall be responsible for all maintenance associated with the MET; and guys, and the driveways/roads accessing the tower;**
  - g. The developer shall provide a six-foot chain link fence around the MET and baseplate;**
  - h. Unless required by the Federal Aviation Authority, the MET shall not be lighted;**
  - i. If necessary, the developer, prior to construction, shall submit a letter from the Federal Aviation Administration (FAA) stating that the MET does not exceed the maximum height permitted under FAA rules and does not require lighting;**
  - j. Any proposed change of use of the MET, increase in height or change of location shall require a hearing before the Stark County Planning and Zoning Board and approval as well as approval from the Stark County Commission; and**
  - k. Development of the MET shall be performed in accordance with all applicable County, State and Federal rules and regulations.**
  - l. The applicant shall report to the Zoning Administrator if the tower is no longer in use. The tower shall be removed, at the applicant's expense, within six (6) months of this notice and the site shall be restored by the applicant to its pre-existing condition.**

Klayton Oltmanns moved to adjourn, Duane Grundhauser seconded.