

Stark County Planning and Zoning Commission Minutes

March 29, 2018
3:00 PM

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

Scott Decker moved to approve the minutes from the March 1, 2018 meeting. Klayton Oltmanns seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from **Andeavor Logistics, LP**. The request is for a zoning change from Agriculture to Industrial on a property located in the NW ¼ of Section 17, Township 139, Range 99 containing approximately 31.75 acres.

Chairman Hoff asked anyone to speak either for or against the zoning change for Andeavor Logistics, LP. Chairman Hoff closed the public hearing.

Klayton Oltmanns moved to recommend to the Stark County Board of Commissioners the approval for the zoning change from Agriculture to Industrial on a property located in the NW ¼ of Section 17, Township 139, Range 99 containing approximately 31.75 acres following staff recommendations for Andeavor Logistics, LP.

Byron Richard seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the proposed rezoning based upon the following finding:

- The proposed rezoning is consistent with the development pattern in the vicinity.

The request is consistent with the following objectives of the Stark County Comprehensive Plan:

- ECONOMIC DEVELOPMENT-Strive for a well-rounded, stable economic foundation for the county;
- LAND USE- Ensure orderly and desirable energy development.

Chairman Hoff opened the public hearing on a request from **Andeavor Logistics, LP**. The request is for a Conditional Use Permit for a Gas Plant and Associated Uses to be located on a property located in the NW ¼ of Section 17, Township 139, Range 99 containing approximately 54.8 acres.

Chairman Hoff asked anyone to speak either for or against the conditional use permit for Andeavor Logistics, LP. Chairman Hoff closed the public hearing.

Kurt Froelich moved to recommend to the Stark County Board of Commissioners the approval for the Conditional Use Permit for a Gas Plant and Associated Uses to be located on a property located in the NW ¼ of Section 17, Township 139, Range 99 containing approximately 54.8 acres following staff recommendations for Andeavor Logistics, LP.

Klayton Oltmanns 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 be limited through the inclusion of the following conditions:
 - a. **Development shall be limited to a gas plant and associated uses.**
 - b. **Development shall be in accordance with the application material received by Stark County dated March 12, 2018.**
 - c. **The developer shall be responsible for all maintenance and dust control associated with construction on the site.**
 - d. **Any proposed change of the conditional use permit, including location of the facility, shall require a hearing before the Stark County Planning and Zoning Board and approval from the Stark County Commission.**
 - e. **The permit may be revoked by the County Commission anytime the applicant is in non-compliance with any of the conditions set by the Planning and Zoning Board or the County Commission for the issuance of the permit.**
 - f. **Operation of the gas plant and associated uses shall be performed in accordance with all applicable County, State and Federal rules and regulations.**

The proposed conditional use is consistent with the following objectives of The Stark County Comprehensive Plan:

- **LAND USE-Avoid conflict between land uses; and**
- **ECONOMIC DEVELOPMENT-Strive for a well-rounded, stable economic foundation for the county.**

Chairman Hoff opened the discussion on a request from **Andeavor Logistics, LP**. The request is for a Minor Subdivision Plat of the Andeavor Subdivision located on a property in the NW ¼ of Section 17, Township 139, Range 99 containing approximately 66.72 acres.

Chairman Hoff asked anyone to speak either for or against the Minor Subdivision Plat for Andeavor Logistics, LP. Chairman Hoff closed the public hearing.

Byron Richard moved to recommend to the Stark County Board of Commissioners the approval for the Minor Subdivision Plat of the Andeavor Subdivision located on a property in the NW ¼ of Section 17, Township 139, Range 99 containing approximately 66.72 acres following staff recommendations for Andeavor Logistics, LP.

Scott Decker seconded. Roll call vote. All voted Aye and the motion carried.

Klayton Oltmanns moved to adjourn, Scott Decker seconded.