

**MINUTES
PLANNING COMMISSION**

February 26, 2014

MEMBERS PRESENT: Wanda Christopher-Finn, Heather Kobilarcsik, Jackie Middleton, Gil Ning, Ron Rehm, Fred Seling, and Mark Weaver

MEMBERS ABSENT: Jean Boen and Kevin Lowry

STAFF PRESENT: Andrew Dutton

I. MINUTES

Mrs. Christopher-Finn moved, Mrs. Kobilarcsik seconded, to approve the Minutes of January 22, 2014 as received. Motion carried.

II. CONDITIONAL USE (PUBLIC HEARING)

Application CU-367. Diane DeRue of The Counseling Center of Wayne and Holmes Counties requested conditional use approval for a 15 unit multi-family residential development at 2335 Benden Drive in a C-5 (General Commercial) District.

Mrs. DeRue was present representing The Counseling Center of Wayne and Holmes Counties. She addressed the Commission and stated that the 15 unit development would be operated by the Counseling Center. Mr. DeRue also stated the units would all be one bedroom and would be furnished.

Mrs. DeRue continued that the project would provide young adults in need with stable affordable housing. She stated that each resident would have a case worker from the Counseling Center assigned to them and would have monthly resident meetings. Mrs. DeRue stated the age of residents would be between 18 and 26, though some may be older.

Steve Jennings of LDA Architects stated he was also available to answer any questions the Commission had regarding the project.

Mrs. Middleton moved, Mr. Ning seconded, to approve application CU-367 for a 15 unit multi-family residential development at 2335 Benden Drive with the conditions that the applicant shall receive variance approval from the Board of Building and Zoning Appeals regarding minimum lot size and width and meet requirements from the Wooster Fire Department.

Motion carried by a 7-0 vote.

III. FINAL DEVELOPMENT PLAN

Application SP-565. Diane DeRue of The Counseling Center of Wayne and Holmes Counties requesting final development plan approval for a 15 unit multi-family residential development at 2335 Benden Drive in a C-5 (General Commercial) District.

Mr. Seling asked if the Commission had any further questions regarding the project. There were no further questions or discussion by the Commission.

Mr. Rehm moved, Mr. Weaver seconded, to approve application SP-565 for final development plan approval for a 15 unit multi-family residential development at 2335 Benden Drive with the following conditions:

1. The applicant receive variance approval from the Board of Building and Zoning Appeals regarding minimum lot size and width, minimum building setback, minimum parking setback, the minimum number of parking spaces, and the minimum amount of land area devoted to open space.
2. A revised landscaping plan and lighting plan shall be submitted meeting current code requirements.
3. The applicant shall meet all requirements of the City of Wooster Fire Department and Engineering Division.

Motion carried by a 7-0 vote.

Meeting adjourned at approximately 5:50 p.m.

Fred Seling, Chairman

Laurie Hart, Administrative Assistant