

MINUTES

CITY OF WOOSTER PLANNING COMMISSION

October 26, 2016

I. MEETING CALLED TO ORDER AND ROLL CALL

Ron Rehm, Chairman of the Planning Commission, called the meeting of the Planning Commission to order. Commission members Kyle Adams, Sheree Brownson, Grant Mason, Ron Rehm, Jackie Middleton, Fred Seling and Mark Weaver were present at the meeting. Commission members Gil Ning and Jean Roberts were not in attendance. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mark Weaver moved to approve the Minutes of September 28, 2016, Meeting of the Planning Commission. Jackie Middleton seconded the motion. The motion carried unanimously, 7-0.

III. CONDITIONAL USE APPLICATION

CU-394.

Bryan Hall of GPD Group representing TB Wooster LLC requested Conditional Use approval for a Taco Bell drive-thru facility at 4094 Burbank Road in a C-5 (General Commercial) District.

Bryan Hall of GPD Group, 520 N. Main Street, Akron, stated he was proposing the demolition of the existing building and the construction of a 2,053 sq. ft. Taco Bell with a drive thru. Mr. Hall continued that the restaurant was a permitted use and the drive thru was a conditional use within the C-5 district. Mr. Hall reviewed the criteria that were needed to meet the requirements of the conditional use application. Mr. Hall stated that code required a lot size of 1 acre and lot width of 125 feet for a drive thru use. Mr. Hall said that the proposed lot was 0.54 acres in area and had a lot width of 115 feet.

Mr. Rehm asked if the lot was less space or more space than the current site. Mr. Hall stated it was the same size. Mr. Hall continued that the proposed area of development was very similar to the existing area of development. Mr. Hall explained that Taco Bell would own the lot and lease the lot to the operator.

Mr. Dutton clarified that the lot was a part of a larger parcel until recently when it was split off as a separate parcel. Mr. Dutton stated that when TCBY constructed the building, a drive thru was a permitted use. Mr. Hall continued that the lot had rear access and off a limited access road, which allowed for a smaller site. Mr. Hall stated the drainage system was intact and functioning.

Mr. Hall said Taco Bell would have sidewalks and a handicap accessible ramp to the site for pedestrian access. Mr. Hall continued that there was no direct vehicular access to Burbank Road. Mr. Hall stated that a loudspeaker was located next to Burbank Road and there were no

residences that the speaker would affect. Mr. Hall continued that the speaker would have a volume sensor that it could go louder or softer during high volume traffic times.

Fred Seling moved to approve the application with the condition that the applicant receive a variance from Section 1147.07(8) to allow a lot smaller than 1 acre in area and with a width less than 125 feet to contain a drive-thru facility. Kyle Adams seconded the motion. The motion carried 7-0.

**VI. DEVELOPMENT PLAN APPLICATION
SP-609.**

Bryan Hall of GPD Group representing TB Wooster LLC requested Final Development Plan Approval for the construction of a 2,422 sq. ft. Taco Bell at 4094 Burbank Road in a C-5 (General Commercial) District.

Bryan Hall indicated that Taco Bell proposed a 22 space parking area. Mr. Hall continued the drainage on the site would tie into the storm drains at Burbank Road. Mr. Hall stated the site lighting for the property would be LED fixtures with a maximum height of 25 feet. Mr. Hall continued that the trash enclosure would consist of concrete block painted to match the building façade colors. Mr. Hall commented that Taco Bell did not utilize loading areas because deliveries arrive when the dining room area is closed and access to the drive through is maintained. Mr. Hall continued the plan provides 3 drive thru waiting for spaces, not the required 6. Mr. Hall stated that about 80 percent of Taco Bell's business was through the drive thru.

Mr. Rehm asked Mr. Hall about the staff recommendations. Mr. Hall addressed the landscaping requirements regarding trees and the frontage landscaping. Mr. Hall continued that the overhead power lines and the sewer lines prevented the location of trees in front of the property. Mr. Hall asked for relief of the western landscaped island as the placement of the trash enclosure required garbage trucks to access the area. Mr. Hall stated 6 small trees would be planted along the south property line.

Mr. Mason asked for clarification of the staff recommendations for relief to 3, 4, 5, and 6. Mr. Dutton clarified that the waiting area and the loading area recommendations could be waived by the Planning Commission. Mr. Dutton stated that the other staff recommendations would need approval from the Board of Building and Zoning Appeals.

Mr. Hall reviewed variances needed from the of Board of Building and Zoning Appeals. Mr. Hall stated that the requests were for the side parking setback and the side setback for the trash enclosure. Mr. Hall continued that parking setback requirements were 10 feet and a 4 ½ foot setback was proposed.

Grant Mason moved to approve the application with the condition that the applicant meet staff recommendations 1, 2, 5, 6, and 9, receive approval from the Board of Building and Zoning Appeals for staff recommendations 7 and 8 and waive staff recommendations 3 and 4. Sheree Brownson seconded the motion. The motion carried 7-0.

III. ADJOURNMENT

Mark Weaver made a motion to adjournment of the meeting. Fred Selig seconded the motion. The motion carried 7-0.

Ron Rehm, Chairman

Carla Jessie, Administrative Assistant