

**MINUTES
PLANNING COMMISSION**

August 26, 2015

MEMBERS PRESENT: Fred Seling, Ron Rehm, Jackie Middleton, Grant Mason, Sheree Brownson and Jean Roberts

MEMBERS ABSENT: Mark Weaver, Kyle Adams and Gil Ning

STAFF PRESENT: Andrew Dutton

NOTE: The meeting recorder for the August 26th meeting malfunctioned and did not record the Planning Commission meeting. The following minutes have been compiled from memory and may not include specific details of the meeting.

I. MINUTES

Jackie Middleton moved, Grant Mason seconded, to approve the Minutes of July 8, 2015 as received. Motion carried 6-0 vote.

II. CONDITIONAL USE (PUBLIC HEARING)

Application #CU-383. Tim Coerver of DS Architecture representing Dunkin' Donuts requesting conditional use approval for a drive-thru facility at 1812 Cleveland Road in a C-2 (Neighborhood Business) District.

Jeffrey Meyers of DS Architecture was present to outline the application. Mr. Meyers stated that plans had been altered to remove the drive-thru bypass lane due to stormwater requirements and to add landscaping per staff recommendations. Mr. Meyers stated circulation on the site would be one way counterclockwise, other than the western drive which accessed Kurtz Street, which would have two way traffic.

The Commission discussed site circulation and access with Mr. Meyers.

A Commission member asked the hours of operation. Kelly Gorby of Dunkin' Donuts responded the hours would be 5 am to 10 pm to start out, but may be extended in the future.

Jean Roberts opened the public hearing up for comment.

A neighboring property owner stated that she had concerns regarding cut through traffic on Kurtz Street. Mrs. Roberts directed the resident to the City's Traffic Commission for concerns regarding existing traffic issues.

Jean Roberts closed the public hearing.

Ron Rehm moved to grant Application #CU-383 of Tim Coerver of DS Architecture, representing Dunkin' Donuts, requesting conditional use approval for a drive-thru facility at 1812 Cleveland Road in a C-2 District.

Fred Seling seconded the motion.

Sheree Brownson voted yes.

Grant Mason voted yes.

Jackie Middleton voted yes.

Ron Rehm voted yes.

Fred Seling voted yes.

Jean Roberts voted yes.

Motion carried by a 6-0 vote.

IV. FINAL DEVELOPMENT PLAN APPLICATION

Application #SP-591. Tim Coerver of DS Architecture, for Dunkin' Donuts, requesting final development plan approval for alterations to an existing building and site at 1812 Cleveland Road in a C-2 (Neighborhood Business) District.

The Commission inquired how deliveries would be taken outside of normal business hours with indicated business hours of 5 am to 10 pm. Kelly Gorby responded that deliveries would be throughout the day, but would avoid peak business hours of 6-9 am, noon-1 pm and 3-5 pm. Andrew Dutton stated that a variance would be necessary to allow a loading space in a drive aisle during business hours. Mr. Rehm contended that such a regulation on loading spaces had not been applied in the past and occurred frequently in Wooster.

Jackie Middleton moved to grant Application#SP-591 of Tim Coerver of DS Architecture, for Dunkin' Donuts, requesting final development plan approval for alterations to an existing building and site at 1812 Cleveland Road in a C-2 District with the following conditions:

1. All off-street parking shall meet the required side setbacks or the applicant shall receive a variance to Section 1141.06 (a)(2). (A variance application has been filed to this requirement.)
2. Off-street parking spaces shall be provided as required or the applicant shall receive a variance from Section 1169.04(d)(6). (A variance application has been filed to this requirement.)
3. The indicated loading space shall only be used outside of normal business hours in order to avoid effects on site traffic flow or the applicant shall work with staff to relocate the space or file a variance application.
4. Any existing landscaping indicated to remain on the site which is damaged during construction operations shall be replaced with landscaping approved by the Planning and Zoning Manager.
5. Species and quantities of landscaping provided in hedges between the parking spaces and the right-of-way shall be indicated.

6. A shade tree shall be added to the parking lot island to the north of the dumpster, and the painted hatched area to the west of the handicapped spaces shall be changed to a landscaped island and include a shade tree.
7. A lighting plan shall be provided indicating lighting levels, pole height and light fixture details per Chapter 1167.

Grant Mason seconded the motion.

Sheree Brownson voted yes.

Grant Mason voted yes.

Jackie Middleton voted yes.

Ron Rehm voted no.

Fred Seling voted yes.

Jean Roberts voted yes.

Motion carried by a 5-1 vote, Ron Rehm voting negatively.

V. MISCELLANEOUS

Chris Green, owner of property on East Smithville Western Road (PID #71-00279), requested that the Planning Commission initiate a zoning amendment to change the zoning of a property at 1967 East Smithville Western Road (PID # 71-00270) from commercial to residential.

Mr. Green stated that, though the subject property was zoned C-5 (General Commercial), the property was deed restricted to prohibit a commercial use on the property, and the property had historically been used as a single family residence. Mr. Green indicated that he had obtained signatures from other property owners in the allotment in favor of the rezoning of the property to residential. Mr. Green also stated he was unable to get in contact with the bank which is currently foreclosing on the property.

Andrew Dutton stated that Mr. Green was not authorized to initiate a zoning amendment for the property as he was not the current owner and was thus requesting that the Planning Commission initiate the zoning amendment, as authorized.

Grant Mason moved to initiate a zoning amendment to change the zoning of a property at 1967 East Smithville Western Road (PID # 71-00270) from commercial to residential.

Ron Rehm seconded the motion.

Sheree Brownson voted yes.

Grant Mason voted yes.

Jackie Middleton voted yes.

Ron Rehm voted yes.

Fred Seling voted yes.

Jean Roberts voted yes.

Motion carried by a 6-0 vote.

Meeting adjourned at approximately 6:20 p.m.

Jean Roberts, Chairman

Laurie Hart, Administrative Assistant