

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

January 24, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

Gil Ning, Chairman of the Planning Commission, called the meeting to order. Commission members Kyle Adams, Sheree Brownson, Grant Mason, Gil Ning, Ron Rehm, Mark Weaver, and Mike Steiner were present at the meeting. Commission member Jackie Middleton was absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mike Steiner moved to approve the minutes of December 20, 2017 meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously, 7-0.

III. APPLICATIONS

PC-17-24.

Jason Miller of Randall, Miller, and Associates requested an approval recommendation from the Planning Commission to City Council for a zoning map amendment to change the zoning of 9.175 acres at 50 Riffel Road from C-1 (Office/Institutional) to C-3 (Community Commercial).

Mark Weaver moved to take the application off the table. Ron Rehm seconded the motion. The motion carried unanimously, 6-0. Kyle Adams recused himself before removal from the table.

Jason Miller, President of Randall, Miller, and Associates, introduced the developer Raj Chandat with Ontario Hospitalities. Mr. Miller explained that the request was to change the zoning from C-1 to C-3 to allow the construction of a 98 room hotel. Mr. Miller noted that the project would incorporate a four-story building on the west side of the property. Mr. Miller stated that a hotel use was not a permitted use in the C-1 zoning district and indicated that a C-3 zoning was more consistent with the adjacent properties. Mr. Miller noted that if the rezoning was approved, the developer would proceed with the development plan process. Mr. Miller explained that a concept plan was included for the Commission's consideration. Mr. Miller stated that the application fit with the Comprehensive Plan.

Mr. Ning asked if anyone from the public would like to address the Commission regarding the application.

Justin Starlin, 377 West Liberty Street, stated that he represented the Wayne County Chamber of Commerce. Mr. Starlin stated that the land was developed in the early 90's and the vision of the area was a commercial core near Walmart with less intensive zoning to the east, including the subject location. Mr. Starlin explained that the Wayne County Chamber of Commerce felt that changing the zoning to a more intense use would not be in the spirit or intent of the Strategic Plan and Zoning Code. Mr. Starlin continued that the area to the north was a future annexation into the

city. Mr. Starlin stated that the city had been without an event center, as the Greenbriar Conference Center located on the site had closed. Mr. Starlin stated that there was a group interested in the subject property.

Betty Stein, 2316 Heyl Road, stated that the Wayne County Chamber of Commerce informed her that land to the north would be annexed and zoned C-5. Mrs. Stein continued that she found it strange that the property to the north would be zoned C-5 and not C-1 or C-3. Mrs. Stein stated that the Wayne County Chamber of Commerce has not helped in any way to find a buyer for the Conference Center. Mrs. Stein noted that she was in favor of the property changing to a C-3 zoning.

Mark Weaver asked if Andrew Dutton would elaborate on the staff recommendation. He inquired if the recommendation was based solely on the appropriateness of C-3 zoning classification for the property and did not include the consideration of any specific use or plan for the site. Mr. Dutton explained that his intent was to clarify that the Commission was not reviewing a specific hotel use or the submitted site plan. Mr. Dutton continued that the application should be reviewed solely on the appropriateness of a rezoning from C-1 to a C-3.

Mr. Weaver asked Mr. Dutton if, in his judgment, the proposal met the zoning amendment criteria of approval which stated that the proposal should be consistent with the Comprehensive Plan and the Planning and Zoning Code. Mr. Dutton stated that he felt the application met all the criteria for approval.

Grant Mason moved to approve the application as presented. Ron Rehm seconded the motion. The motion carried unanimously, 6-0.

Kyle Adams rejoined the Commission.

PC-18-01.

Melissa Olson of M+A Architects requested Conditional Use approval for the expansion of a nursing home use at 1715 Mechanicsburg Road in a CF (Community Facilities) District.

Margo Broehl, 558 North Market Street, stated that she represented the nursing home. Mrs. Broehl explained that there was a need for more therapy, independent living, skilled nursing, and in-service training to allow residents to become active with others in the community.

Russ Garber, 775 Yard Street, Columbus, stated that many senior facilities were now providing housing and care facilities to treat many aspects of life. Mr. Garber continued that the facilities had gone to great lengths to develop an operational program that fit client needs. Mr. Garber noted that there was originally a church on the site that housed religious and social functions. Mr. Garber stated that the applicant was requesting Conditional Use approval for all program elements associated with the mission of the senior housing facility.

Don Battershell, 331 Lakecrest Street NW, Canton, stated that he had been a board member of the West View Healthy Living for over 40 years. Mr. Battershell stated that the project had been in the

planning stage for few years and took into consideration the needs of the facility and the community. He noted that the facility would serve residents and provide community outreach, training, and education. Mr. Battershell stated that a portion of the existing facility would be torn down for the project. He continued that the proposal would allow the facility to transition patients through a staged or phased approach.

Mr. Ning asked if anyone from the public would like to address the Commission regarding the application.

Bonnie Hall, 108 Kimberly Drive, Creston, stated that the Wellness/Events Center would bring community members in for education purposes. Mrs. Hall explained that the facility currently brought in speakers to discuss such topics as estate planning and health. Mrs. Hall continued that such space was limited to the chapel and there was a waiting list for the senior dinners. Mrs. Hall stated that the proposed facility would be a stronger resource for the community.

Mark Weaver noted that the conditional use was requesting use of the facility by residents. He noted that use of the facility by the public would require a use variance.

Mike Steiner moved to approve the application as presented. Ron Rehm seconded the motion. The motion carried unanimously, 7-0.

PC-18-02.

Melissa Olson of M+A Architects requested General Development Plan approval for the expansion of a nursing home at 1715 Mechanicsburg Road in a CF (Community Facilities) District.

Russ Garber, 775 Yard Street, Columbus stated that the application was for a two-story addition with 20 skilled nursing units, 15 independent living units, and a one-story wellness/event center along with additional parking. Mr. Garber explained that parking was proposed in the front of the building and additional staff parking was located in the back of the building. Mr. Garber continued that the project would comply with the zoning requirements and include necessary buffers.

Ron Rehm moved to approve the application as presented. Mike Steiner seconded the motion. The motion carried unanimously, 7-0.

PC-18-03.

James Neville of RDL Architects requested General Development Plan approval for the expansion of an office facility at 2845 Benden Drive in an M-1 (Office/Limited Manufacturing) District.

James Neville, 16102 Chagrin Blvd, Shaker Heights, stated that the owner was proposing an 81,000 square foot office building directly east of their existing building. He stated that the two buildings would be linked by an elevated walkway located over a service drive. Mr. Neville explained that the site currently had twenty feet of fall in the area where the new building was located, which resulted in the building exceed the required height limit. Mr. Neville stated that approval of the landscaping plan approval would take place at a later time.

Mr. Ning asked the developer if the company was leaving the Cleveland Road facility. Mr. Neville stated that the Western Reserve Group would eventually locate all offices on Benden Drive. He also noted that the Benden Drive site provided additional land for possible future expansion.

Grant Mason moved to approve the application as presented. Kyle Adams seconded the motion. The motion carried unanimously, 7-0.

IV. MISCELLANEOUS

Andrew Dutton outlined proposed changes to draft chapters 1117 - General Development Standards, 1122 - Open Space Standards, 1125 - Parking, Access and Mobility Standards, 1123 - Landscaping and Buffering, and 1131 - Nonconformities of the Planning and Zoning Code. Mr. Dutton explained that the proposed Planning and Zoning Code was about 75 percent drafted.

V. ADJOURNMENT

Ron Rehm made a motion to adjourn the meeting. Mike Steiner seconded the motion. The motion carried 7-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant