

**MINUTES**  
**CITY OF WOOSTER PLANNING COMMISSION**  
May 25, 2016

**I. MEETING CALLED TO ORDER AND ROLL CALL**

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

**II. APPROVAL OF MINUTES**

Mr. Ning moved to approve the Minutes of the April 27, 2016, Regular Meeting of the Planning Commission. Mr. Seling seconded the motion. The motion carried unanimously, 6-0.

**III. DEVELOPMENT PLAN APPLICATION**

***#SP-603.***

Thad Rusmisl of the R.G. Smith Company represented LUK USA LLC requested Final Development Plan approval for a 90,000 sq. ft. addition for manufacturing and office space at 3401 Old Airport Road and 2782-2786 Akron Road in M-2 (General Manufacturing) and M-4 (Open Space/Heavy Manufacturing) Districts.

Gil Ning recused himself from the application and noted that he was employed by LUK USA LLC as a consultant.

Mr. Rehm noted the applicant was not yet present and the application would be heard later in the meeting.

***#SP-604.***

John Long of Shaffer, Johnson, Lichtenwalter and Associates represented Renner Development Company Ltd. requested Final Development Plan approval for outdoor storage of materials at 1055 East Henry Street in an M-1 (Office/Limited Manufacturing) District.

Doug Drushal of Shaffer, Johnston, Lichtenwalter and Associates outlined the application. Mr. Drushal addresses some items indicated in the staff report for the application. He indicated that materials would be prevented from spreading due to the natural angle of repose. Mr. Drushal stated that two thirds of the property was located in the floodplain. Mr. Drushal also noted that there were no other viable uses for the property.

Cheryl Hackworth, 1046 Henry Street, stated she had a petition with 166 signatures opposing the project, which she provided to the Commission. Mrs. Hackworth stated that residents in the area had been upset with the dust and mud that the property produced. She continued that the noise, pollution and dust were so bad she thought there was a fire. Mrs. Hackworth also stated that she could not open her windows due to the dust and pollution.

Brenda Meter, Callowhill Street, stated the storage of additional materials would exacerbate the current poor situation. Mrs. Meter stated she was concerned that the project would harm the areas habitat and result in more contamination and pollution of the Apple Creek. Mrs. Meter stated she has lived in the area for 23 years and there had been issues with high grass on the subject property.

Todd Hill, Prospect Street, stated he had lived in the area for the past eight years. Mr. Hill stated he had concerns with flooding in the area and the water ending up in Apple Creek.

Mindy Cavin, Palmer Street, stated the dust from the property came all the way up to Lincoln Street School. She continued that it looked like a sand storm in their residential neighborhood. Mrs. Cavin stated there was a meeting with the neighborhood and Renner Development Company in the past which resulted in the planting of a row of pine trees to provide a buffer. Mrs. Cavin also stated she felt the applicant did not respect the area and the expansion would make the situation much worse.

Lowell Nault, Taylor Street, stated he was the past President of Clearfork River Chapter of Trout Unlimited. Mr. Nault stated that Department of Natural Resources and Wildlife studies suggested that the Apple Creek could be one of the three best trout streams in the state. Mr. Nault continued that the chapter worked with the city and restocked the stream the first time in 2005, which was a success. Mr. Nault stated the stream was stocked with six to seven thousand trout at a cost of about \$60,000 since 2005 and the area attracted more than 1,000 visitors every year. Mr. Nault concluded that the Apple Creek was a very clean stream and he was concerned with runoff due to the dust issues.

Mr. Seling asked the applicant to respond to issues brought up regarding the floodplain. Mr. Drushal responded that a separate Floodplain issue was required from the City for the project.

Jackie Middleton asked if there had been any communication between Orrville Trucking and the neighbors. Residents in attendance responded there had been no communication for the current proposal.

David Renner stated he felt that there was a good relationship between Orrville Trucking and the area. Mr. Renner also stated that all stormwater permits were in order. Mr. Renner indicated that Orrville trucking did not control Freeland Road, but would contribute to its improvement. He continued that there were two rows of trees on the site which were staggered to create a buffer. Mr. Renner indicated that the business operated at the front of the property, near Freedlander Road.

Gil Ning asked what the product was created by the business. Mr. Renner stated the business was primarily a ready mix concrete business, which would bring in debris, recycle the materials, concrete, and asphalt. He continued that the hours of operation were 7 am to 4 pm, though winter business levels were around ten percent. Mr. Renner also stated the products of the process, which included crushing the concrete and screening making a base material, were sand, limestone, and gravel. Mr. Ning asked if the dust came from the piles of debris and moving materials. Mr. Renner stated the plant had zero emissions because of environmental restraints. Mr. Renner stated the biggest challenge was dust from Freedlander Road, which was a City roadway.

Jackie Middleton stated she would recuse herself from the application after learning of the involvement of the company with a project at the College of Wooster, her employer.

Mr. Seling moved to approve the Final Development Plan SP-#604 for outdoor storage of materials subject to the following staff recommendations:

1. The project shall receive approval of a use variance from the Board of Building and Zoning Appeals to Section 1143.02(d)(2)G. to allow the outdoor storage of materials in the M-1 zoning district.
2. Materials shall be effectively prevented from spreading by a structure or other acceptable means per Section 1143.07(a)(2).
3. Outdoor storage areas shall be paved with asphalt or concrete and be maintained free of dust per Section 1143.07(d).
4. Screening shall be provided from the public right of way and adjacent residential zoning districts per Section 1143.07(e).
5. Access drives shall have a bituminous, concrete or similar surface per Section 1169.15(b).
6. A buffer yard shall be provided to the adjacent R-T property per Section 1165.07.

Mr. Seling noted that the motion was based on Mr. Dutton's Memorandum, which indicated that the Zoning Administrator had the authority to determine whether variances from the Planning and Zoning Code were necessary. Gil Ning seconded the motion.

Sheree Brownson asked if approval of the application would be contingent on the application meeting conditions included in the motion. Mr. Rehm responded that the project would be required to meet the conditions included in the motion.

The motion was not approved, 4-1, with Mrs. Brownson, Mr. Ning, Mr. Rehm, and Mr. Seling voting yes and Mr. Mason voting no. The motion failed due to a lack of a majority of the full membership of the Planning Commission.

#### ***SP-603 (Continued)***

Mr. Rehm noted that no one was present to represent the application.

Mr. Mason made a motion to table the application to the next Planning Commission meeting. Mr. Dutton indicated the applicant may be on route to the meeting. Mr. Mason then withdrew his motion.

After waiting a few minutes, Mr. Dutton indicated the applicant would not make the meeting in a timely manner.

Mr. Dutton stated the application was time sensitive.

Mr. Seling asked if the applicant had any issue with staff's recommendations. Mr. Dutton replied the applicant was aware of staff's recommendations and had filed the necessary variances.

Mrs. Middleton asked what the time sensitive items were for the project. Mr. Dutton indicated that two variances were needed from the Board of Building of Zoning Appeals after the Planning

Commission's review. He also stated the project necessitated approval from the City's Building Division.

Mr. Selig moved to approve Final Development Plan #SP-603 for a 90,000 sq. ft. addition for manufacturing and office space at 3401 Old Airport Road and 27802-2786 Akron Road in M-2 and M-4 Districts subject to staff recommendations:

1. The applicant shall receive approval of an area variance from the Board of Building and Zoning Appeals to Section 1143.04(a)(1)B. to allow a building within the required side yard setback.
2. Frontage shrubs shall be provided per Section 1165.05 and quantities, sizes, and species of all proposed landscaping shall be indicated.
3. Lighting fixtures shall be full cut-off, or the applicant shall receive approval of an area variance from the Board of Building and Zoning Appeals to Section 1167.04(a).

Sheree Brownson seconded the motion.

The motion carried 5-0.

#### **ADJOURNMENT**

Mr. Selig moved to adjourn the meeting. Mrs. Brownson seconded the motion. The motion carried 6-0. The meeting adjourned at approximately 6:30 p.m.

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**Ronald Rehm, Chairman**

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**Carla Jessie, Administrative Assistant**