

MINUTES

CITY OF WOOSTER PLANNING COMMISSION

September 28, 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, Ron Rehm, Gil Ning, Jean Roberts, Fred Selig and Mark Weaver, were present at the meeting. Commission members Jackie Middleton and Grant Mason were not in attendance. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Jean Roberts moved to approve the Minutes of the August 24, 2016, Meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously, 7-0.

III. ZONING MAP AMENDMENT APPLICATIONS

#ZC-265.

Cris Jones of Meijer Stores Limited Partnership representing Gerald and Julie Craycraft and The Donald and Alice Noble Foundation Inc. requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 32.38 acres on West Milltown Road with Parcel Numbers 67-02964.00 and 67-02967.00 from C-1 (Office and Institutional) to C-5 (General Commercial)

Andrew Dutton stated that when the Planning Commission first heard the application, the vote was 3-3 no recommendation to council. Mr. Dutton continued that by default we needed five members for approval, the application did not receive five votes. Mr. Dutton said there was not an approval recommendation to council. Mr. Dutton explained that the commission could reconsider that by the people who voted against the approval makes a motion to reconsider based on the information. Mr. Dutton continued that if there were no motion to reconsider then, it would go to Wooster City Council without a recommendation from the commission.

Mr. Rehm recalled those members who voted against the application were Grant Mason and Jackie Middleton who were absent, and Kyle Adams.

Mr. Rehm explained that there was nothing for the commission to consider.

#ZC-266.

Kevin Medved of The Enzian Group, LLC representing LY-TM Inc. requested and approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.57 acres at 206 Beall Avenue with Parcel Number 64-00922.000 from C-2 (Neighborhood Business) to C-4 (Central Business). *This application included a Public Hearing.*

Kevin Medved, 206 Beall Avenue stated himself and Steve Hurst, his business partner, wanted to start a restaurant, Smoke the Burger Joint in downtown Wooster. Mr. Medved stated the restaurant fit the Wooster Revitalization District. Mr. Medved continued that the property was not in that district and wanted to change the property from a C-2 to C-4 zoning district. Mr. Medved stated that the restaurant was a good fit with the other restaurants, venues and entertainment in the area. Mr. Medved explained that the restaurant wanted to team up with JAFB serving our product in their store.

Mr. Rehm asked if anyone from the public would like to address the Board regarding the application.

Sandra Hull, 377 W. Liberty Street stated she was here to speak on the behalf for Smoke the Burger Joint for a change in zoning. Mrs. Hull explained that she felt the restaurant would be a positive part of the redevelopment of the eastern end of Liberty Street and as a result of that would help to create businesses and revitalization to that area.

Jonathan Millea, 538 N. Market Street stated one of the things we anticipated with the revitalization district would provide some benefits to businesses mainly restaurants that might involve the sale of alcohol. Mr. Millea continued that as a matter of policy administratively we never had that meet the C-4 District. Mr. Millea explained the reason for that was because when you were in a C-4 receiving the benefits of the revitalization permit program you would be subject to the Design and Review Board and the same requirements that we have for the C-4 district. Mr. Millea stated the City wanted to expand the Revitalization District and still maintain all the requirements of the Design and Review Board. Mr. Millea continued that if approved a concurrent request to Wooster City Council to expand Revitalization District as well into this property.

Mr. Ning asked about the hours of operation. Mr. Medved explained the restaurant hours were 11 am to 9 pm Monday thru Thursday and 11 am to 10 pm on Fridays and Saturdays.

Fred Seling moved to approve the application as presented. Mark Weaver seconded the motion. The motion carried 7-0.

#ZC-267.

The City of Wooster has requested an approval recommendation from the Planning Commission to City Council for amendments to Chapter 1103 (Definitions) and Chapter 1171 (Sign Regulations) of the Planning and Zoning Code regarding requirements for electronic message center signs. *This application included a Public Hearing.*

Andrew Dutton gave the background on the request. Mr. Dutton stated the concerns from the Board of Building and Zoning Appeals Board regarding the number of electronic message center signs going in the city in particular locations. Mr. Dutton continued that they requested that the Planning Commission initiate the process for a zoning amendment to add a section to regulate those types of signs. Mr. Dutton submitted a draft with text changes many of them were references that were needed to be revised.

Mr. Dutton briefly reviewed each section of Chapter 1103 (Definitions), Chapter 1149 (Nonconforming Uses, Lots, and Structures) and Chapter 1171 (Sign Regulations) of the Planning and Zoning Code regarding revised requirements for electronic message center signs.

Fred Seling asked how Mr. Dutton came up with the changes and drafted the language. Mr. Dutton stated he looked at other cities and used some of those standard changes that were specific to Wooster. Mr. Dutton explained that he looked at other code sections and then customized the codes to Wooster. Mr. Seling asked why the change limits to C-5 and C-3 and why were some of the other areas not included. Mr. Dutton answered that these signs are mostly in commercial districts. Mr. Dutton stated C-4 which was downtown, C-1 mostly North Market Street and C-2 which was Neighborhood Commercial. Mr. Dutton requested that these signs be put in more highway commercial type areas, allow them for schools and institutional uses.

Sheree Brownson and Mr. Dutton discussed height restrictions and the changes. Mr. Dutton replied the height restrictions would follow the district regulations. Mr. Dutton recalled that 15 feet were the highest.

Mr. Rehm asked if anyone from the public would like to address the Board regarding the application.

Jim Gesler, 3373 Commerce Pkwy, stated Commerce Parkway was zoned C-5. Mr. Gesler asked about the sign at Clear Picture which was zoned C-1, and on the other side of the street was a CSB Bank and the bank was in C-5 would those signs be grandfathered. Mr. Gesler asked that if his office wanted to install an electronic message center sign, they would have to do so under the new zoning requirement. Mr. Dutton stated everything existing would remain the same, but a new sign would follow the new code.

Gil Ning moved to approve the application as presented. Sheree Brownson seconded the motion. The motion carried 7-0.

VI. ADJOURNMENT

Fred Seling made a motion to adjournment of the meeting. Jean Roberts seconded the motion. The motion carried 7-0.

Ron Rehm, Chairman

Carla Jessie, Administrative Assistant