



*Planning & Zoning Division
2005 Annual Report*

*City of Wooster
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New building, as measured by the value of building permits, came in at approximately \$89 million, up 37% from 2004's \$65 million. This increase in value was attributed to more large-scale (high value) projects as compared those done in 2004.

On the economic development front, changes continued to occur with interior/exterior alterations and additions to various industries, and to commercial service/retail establishments. Ten (10) new businesses located in the city. Included in this number were 2 new restaurants (Thomas' Deli & Market and Pizza Pan), a Tuesday Morning store, another Arby's restaurant, pilates business, embroidery shop and 3 new offices. In addition, TCBY relocated from the north end business area to their new building on Beall Ave.. Larry's Music Store relocated from Beall Ave to a building in downtown which they remodeled and added onto. An addition was constructed at Acres of Fun in order to accommodate the relocation of a roller skating rink and outdoor dining was added at Tulipan Pastry & Coffee Shop and at South Market Bistro.

On the manufacturing scene, several industries continued to expand with building additions at LUK, United Titanium, Frito Lay, and Reed Warehouse.

On the educational scene the College of Wooster added and/or expanded several new parking areas on campus as well as buying & converting the former Rubbermaid guest house into a combination bed 'n' breakfast & conference facility. The Wooster High School added a press box and concession stand at their athletic field area.

On the institutional side was the construction of a storage and a two story building addition at the Wooster Community Hospital, a new Unitarian Universalist Fellowship church, a pavillion on the Wayne County fairgrounds, a MLSS building at the City's Water Pollution Control Plant, and a building addition for the YMCA's gymnastic program on Rt. 585.

Staff estimated that the city population stood at 26,166 and total dwelling units at 11,287 as of April 1, 2005, five years after the official 2000 census, which recorded 24,811 persons and 10,674 dwelling units.

Zoning certificates during 2005 totaled 360, which represented a decrease of 3% from the 372 permits issued in 2004. Residential permits at 250 were down 10% from 2004. Approximately 54% of the residential permits were for new housing units in 2005, a little less than those issued in 2004. A total of 135 new dwelling units were represented by these permits, 26% less than those issued in 2004. Of the 135 units, 87 were detached single family dwellings, 1 was a duplex, and 6 were multi-family buildings. Of the 6 multi-family buildings, 5 were 4 unit condominium buildings, and 1 was a 26 unit apartment building.

Continued low mortgage interest rates and the sizable middle aged population component contributed to the condominium and single family construction market. Single family construction in 2005 was characterized as aimed much more at the higher-priced market. Of the 87 single family home permits, 83 or 95% of the homes, were valued at \$100,000 or more (not including land or mechanical systems) while the remaining 4, or 5%, were under \$100,000. One of the single family homes was valued at \$850,000. The average value of a single family home (excluding land /mechanicals & the \$850,000 home) was \$172,178, up 12% from \$153,963 in 2004.

Industrial permits stood at 16 in 2005, double last years 8, and consisted largely of additions and alterations. Public/semi-public permits totaled 47, up 2% from 46 in 2004. Commercial permits (45 in

2005) were slightly more than in 2004 (34). Included in the total was 1 new structure, while the remainder consisted largely of alterations and accessory uses.

A total of 393 trees were added through landscape provisions of the Zoning Code during 2005 bringing the total impact of this code provision (begun in 1980) to 12,558 trees. This year's total is 33% less than in 2004. Zoning fee and permit income was down from 2004's \$14,345 standing at \$11,120.

The Planning Commission's agendas for the year included 28 requests, down from 2004's 38 requests. Included were 6 subdivision requests, 5 of which were approved, containing 246 acres and 86 lots. Also considered were 5 conditional uses requests, 4 of which were approved and 1 denied; 1 zoning map amendment which was favorably recommended to City Council; and 16 site plans of which all were approved. In 2005, the number of site plan reviews was slightly more than in 2004 (14).

The 16 cases filed before the Board of Zoning Appeals in 2005 represented an decrease of 30% from the 23 heard in 2004. Fourteen (14) were variance requests (of which 9 were granted, 3 denied, and 2 were withdrawn).

The City's Design & Review Board considered 18 requests, 14 requests less than the 32 heard in 2004; 16 were approved as submitted and 2 were approved with minor modifications.

The division manager, in the capacity of zoning inspector, and the Staff's Code Enforcement Officer handled 63 alleged (60 actual) zoning violations ranging from illegal uses to parking on lawns or illegal signs, no permits, etc. This number was 17% less than the 76 allegations in 2004. By year's end, 51 matters were resolved through compliance or referral to a relevant Board or Commission; 3 alleged violations were found to be actually in compliance.

The Planning Division continued working with the consulting firm of D.B Hartt out of Cleveland, Ohio in updating the City's Zoning, Sign, and Subdivision Ordinances. The Planning Commission is hoping to take action and recommend their changes to City Council by late spring of 2006.

A presentation on "Zoning" was given by the Planning and Zoning Manager to the 2005 Leadership Wooster class, again at the Alice Noble Ice Arena.

2005

ZONING VIOLATIONS, LANDSCAPE INSPECTIONS, AND MISCELLANEOUS ACTIVITY REPORT

<u>Zoning and Sign Violations:</u>	<u>Number</u>
Parking on Yards/Lawns	35
Illegal Conversions/Uses	1
No Zoning and/or Sign Permits Obtained	14
Miscellaneous	10
Miscellaneous Complaints (No Violations Found)	3
Signs in Right-of-Way	<u>0</u>
TOTAL	63
ACTUAL VIOLATIONS	60

Zoning Violations Outcome:

Number of Violations Resolved	51
Number of Violations Going to Board of Zoning Appeals	0
Number of Violations Going to Court	0
Number of Violations Going to Planning Commission	0

Number of Violation, Informational & Reminder Letters and Faxes Sent: 85

Landscape Inspections:

Number of Inspections	4
Completed Landscaping	4
Number of Landscape Refunds (cash deposits)	4

*Zoning Permit
Data*

ZONE CERTIFICATE COUNT BY LAND USE CATEGORY

1/1/2005

1/1/2006

<i>LandUse</i>	<i>Count</i>
<i>HI</i>	14
<i>LI</i>	2
<i>PUB</i>	18
<i>R</i>	250
<i>RC</i>	23
<i>RC/SC</i>	4
<i>SC</i>	18
<i>SPUB</i>	29
<i>UTIL</i>	1
<i>UTIL/LI</i>	1
Grand Total	<input type="text" value="360"/>

ZONING CERTIFICATE COUNT BY DISTRICT

1/1/2005

1/1/2006

Zoning District	Count
AG	1
C-1	3
C-2	11
C-3	11
C-4	14
C-5	11
CF	32
CPRO	3
M-1	2
M-2	18
M-3	1
R-1	124
R-2	62
R-3	30
R-4	28
R-5	9
Grand Total	<input type="text" value="360"/>

ZONING CERTIFICATE COUNT BY PROJECT 1/1/2005 1/1/2006

<i>ProjectCode</i>	<i>Count</i>
26F	1
2F	1
4F	5
ACC USE	73
ACC/ADD	5
ADD	63
ADD/ALT	16
ALT	34
ALT/CNG	3
FENCE	45
HOCF	1
NEW CST	5
POOL	2
POOL/FNC	3
REP	1
REP/REPL	6
REPL	7
SF	87
TR REPL	2
Grand Total	360

ZONING CERTIFICATE COUNT BY CENSUS TRACT

1/1/2005

1/1/2006

<i>CT</i>	<i>Count</i>
1	35
2	34
3	21
4	16
5	14
6	31
7	113
8	96
Grand Total	360

*Planning Commission
Activity*

Planning Commission Request Type Count

1/1/2005

1/1/2006

Total Approved Denied Tabled Withdrawn No-Actio Partially Approved

Request Type	Total	Approved	Denied	Tabled	Withdrawn	No-Actio	Partially Approved
CONDITIONAL USES	5	4	1	0	0	0	0
SITE PLANS	16	16	0	0	0	0	0
SUBDIVISIONS	6	5	1	0	0	0	0
ZONING MAP AMENDMENTS	1	1	0	0	0	0	0
Grand Total	28	26	2	0	0	0	0

Planning Commission Request Type Count by District

1/1/2005 1/1/2006

Zoning Districts	Subdivision	Conditional Uses	Zoning map amendments	Zoning code Amendments	Ordinances	PUDs	Site Plans	Annexations	Others
3-MILE	2	0	0	0	0	0	0	0	0
ANNEXATION	0	0	1	0	0	0	0	0	0
C-2	0	1	0	0	0	0	2	0	0
C-3	0	0	0	0	0	0	2	0	0
C-5	0	0	0	0	0	0	4	0	0
C-5,M-1	1	0	0	0	0	0	0	0	0
CF	0	0	0	0	0	0	5	0	0
CPRO	0	1	0	0	0	0	0	0	0
M-1	0	0	0	0	0	0	1	0	0
M-2	1	0	0	0	0	0	0	0	0
R-2	1	2	0	0	0	0	0	0	0
R-3	1	1	0	0	0	0	1	0	0
R-5	0	0	0	0	0	0	1	0	0
Total	6	5	1	0	0	0	16	0	0

*Board of Zoning Appeals
Activity*

BOARD OF APPEALS REQUEST COUNT BY DISTRICT

1/3/2005 1/2/2006

Zone/District	Request Type	Granted	Denied	Part Granted	Tabled	Withdrawn	TOTAL
C-2	VARIANCE	1	0	0	0	1	2
DISTRICT TOTAL		1	0	0	0	1	2
C-3	VARIANCE	0	1	0	0	0	1
DISTRICT TOTAL		0	1	0	0	0	1
C-4	VARIANCE	1	0	0	0	0	1
DISTRICT TOTAL		1	0	0	0	0	1
C-5	VARIANCE	1	0	0	0	1	2
DISTRICT TOTAL		1	0	0	0	1	2
CF	VARIANCE	1	0	0	0	0	1
DISTRICT TOTAL		1	0	0	0	0	1
M-2	VARIANCE	1	0	0	0	0	1
DISTRICT TOTAL		1	0	0	0	0	1
R-1	VARIANCE	1	1	0	0	0	2
DISTRICT TOTAL		1	1	0	0	0	2
R-2	VARIANCE	3	1	0	0	0	4
DISTRICT TOTAL		3	1	0	0	0	4
R-4	NCU EXT, VRNCE	1	0	0	0	0	1
	NCU SUB	1	0	0	0	0	1
DISTRICT TOTAL		2	0	0	0	0	2
Grand Total		11	3	0	0	2	16

BOARD OF APPEALS COUNT OF REQUESTS BY TYPE

1/1/2006

1/1/2005

<i>RequestType</i>	<i>Granted</i>	<i>Denied</i>	<i>Part Granted</i>	<i>Tabled</i>	<i>Withdrawn</i>	<i>Total</i>
NCU EXT,VRNCE	1	0	0	0	0	1
NCU SUB	1	0	0	0	0	1
VARIANCE	9	3	0	0	2	14
<i>Grand Total</i>	11	3	0	0	2	16

*Design & Review Board
Activity*

**CITY OF WOOSTER
PLANNING & ZONING**

**DESIGN & REVIEW BOARD
2005**

REQUEST TYPE	GRANTED AS SUBMITTED	GRANTED WITH CONDITIONS	PART GRANTED	DENIED	TABLED	WITHDRAWN	TOTAL
Signage	14	2	0	0	0	0	16
Signage and Building Alteration	0	0	0	0	0	0	0
Lighting	0	0	0	0	0	0	0
Signage and Lighting	0	0	0	0	0	0	0
Exterior Building Alteration	2	0	0	0	0	0	2
New Construction	0	0	0	0	0	0	0
Building Addition	0	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	0
Landscaping	0	0	0	0	0	0	0
TOTAL	16	2	0	0	0	0	18