



*Planning & Zoning Division  
2004 Annual Report*

*City of Wooster  
Val Jesionek, Planning & Zoning Mgr  
Jim Newman, Code Enforcement Officer  
Laurie Hart, Administrative Assistant*

New building, as measured by the value of building permits, came in a little over \$65 million, up 8% from 2003's \$60 million. This increase in value was attributed to more large-scale (high value) projects as compared those done in 2003.

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 were established in the city. Included in this number were two restaurants (Tulipan and Cici's Pizza), and a Kohl's Dept store.

On the manufacturing scene, Technigraphic Systems (TGS) constructed their 22,500 sq. ft. headquarter building on Noble Dr.

On the educational scene was the relocation of Wooster's Opportunity School to the former Grant St Elementary school bldg. ; conversion of the former Layton Elementary school building into Montessori School while eliminating the use of two residential structures for Montessori classes; and the construction of a new school/family center for Boys Village on their campus.

On the institutional side was the construction of building additions for : People To People Ministries, First Presbyterian Church, Wooster Community Hospital, the City of Wooster's distribution/collection office; interior alterations/renovations for City Hall, the Hospital, the Hospital's north end medical office building and HealthPoint facility; and the construction of 2 horse barns and restroom facility on the Wayne County Fairground.

Staff estimated that the city population stood at 25,801 and total dwelling units at 11,159 as of April 1, 2004, four years after the official 2000 census, which recorded 24,811 persons and 10,674 dwelling units.

Zoning certificates during 2004 totaled 372, which represented a decrease of 8.6% from the 407 permits issued in 2003. Residential permits at 279 were down 7% from 2003. Approximately 66% of the residential permits were for new housing units in 2004, a little more than those issued in 2003. A total of 183 new dwelling units were represented by these permits, 4% more than those issued in 2003. Of the 183 units, 107 were detached single family dwellings, 3 were duplex buildings, and 10 were multi-family buildings. Of the 10 multi-family buildings, 4 were 4 unit condominium buildings, 1 was a 14 unit apartment bldg. and 5 were 8 unit apt. buildings.

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 2004 was characterized as aimed much more at the higher-priced market. Of the 107 single family home permits, 102 or 95% of the homes, were valued at \$100,000 or more (not including land or mechanical systems) while the remaining 5, or 5%, were under \$100,000. Five or 5% of all the single family homes were valued over \$320,000. The average value of a single family home (excluding land and mechanicals & excluding the 5 homes valued over \$320,000) was \$153,963, up 6% from \$145,666 in 2003.

Industrial permits stood at 8 in 2004, slightly less than last years 13, and consisted of accessory uses and repair due to storm damage to existing industries. Public/semi-public permits totaled 46, up 21% from 38 in 2003. Commercial permits (34 in 2004) were slightly less than in 2003 (51). Included in the total were 2 new structures, while the remainder consisted largely of alterations and accessory uses.

A total of 623 trees were added through landscape provisions of the Zoning Code during 2004 bringing the total impact of this code provision (begun in 1980) to 12,165 trees. This year's total is 12% less than in 2003. Zoning fee and permit income was slightly down from 2003's \$14,715 standing at \$14,345.

The Planning Commission's agendas for the year included 38 requests, slightly down from 2003's 50 requests. Included were 12 subdivision requests, 10 of which were approved, containing 45 acres and 81 lots. Also considered were 10 conditional uses requests, 9 of which were approved and 1 denied; 2 zoning map amendments, one of which was favorably recommended to City Council; and 14 site plans of which 13 were approved. One of the subdivision requests approved by the Planning Commission resulted in court action and is still awaiting a decision. In 2004, the number of site plan reviews was slightly less than in 2003 (17).

The 23 cases filed before the Board of Zoning Appeals in 2004 represented an increase of 53% from the 15 heard in 2003. All were variance requests (of which 15 were granted, 7 were denied, and 1 was partially granted).

The City's Design & Review Board considered 32 requests, 3 requests less than the 35 heard in 2003; 28 were approved as submitted, 3 approved with minor modifications, and 1 request was withdrawn.

The division manager, in the capacity of zoning inspector, and the Staff's Code Enforcement Officer handled 76 alleged (71 actual) zoning violations ranging from illegal uses to parking on lawns or illegal signs, no permits, etc. This number was 34% less than the 116 allegations in 2003. By year's end, matters were resolved through compliance or referral to a relevant Board or Commission; 5 alleged violations were found to be actually in compliance. In addition to zoning complaints, 34 landscape inspections were made.

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.

A presentation on "Zoning" was given by the Planning and Zoning Manager to the 2004 Leadership Wooster class at the Alice Noble Ice Arena.

# 2004

## ZONING VIOLATIONS, LANDSCAPE INSPECTIONS, AND MISCELLANEOUS ACTIVITY REPORT

---

<u>Zoning and Sign Violations:</u>	<u>Number</u>
Parking on Yards/Lawns	45
Illegal Conversions/Uses	0
No Zoning and/or Sign Permits Obtained	23
Miscellaneous	5
Miscellaneous Complaints (No Violations Found)	3
Signs in Right-of-Way	<u>0</u>
<b>TOTAL</b>	<b>76</b>
<b>ACTUAL VIOLATIONS</b>	<b>71</b>

### Zoning Violations Outcome:

Number of Violations Resolved	65
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: 101

### Landscape Inspections:

Number of Inspections	34
Completed Landscaping	33
Number of Landscape Refunds (cash deposits)	33

*Zoning Permit  
Data*

**ZONING CERTIFICATE COUNT BY DISTRICT**

1/1/2004

1/1/2005

<i>Zoning District</i>	<i>Count</i>	
<i>C-1</i>	4	
<i>C-2</i>	9	
<i>C-2,R-2</i>	1	
<i>C-3</i>	9	
<i>C-4</i>	13	
<i>C-5</i>	11	
<i>CF</i>	35	
<i>CF,C-5</i>	1	
<i>M-1</i>	5	
<i>M-2</i>	13	
<i>M-2,R-4</i>	1	
<i>M-3</i>	1	
<i>R-1</i>	118	
<i>R-2</i>	66	
<i>R-3</i>	48	
<i>R-4</i>	29	
<i>R-5</i>	8	
<b>Grand Total</b>	<table border="1"><tr><td>372</td></tr></table>	372
372		

# ZONE CERTIFICATE COUNT BY LAND USE CATEGORY

1/1/2004

1/1/2005

<i>LandUse</i>	<i>Count</i>
HI	3
LI	5
PUB	24
R	279
RC	18
RC/R	1
RC/SC	4
SC	11
SPUB	22
SPUB/R	1
TR	1
UTIL	3
<b>Grand Total</b>	<input type="text" value="372"/>

**ZONING CERTIFICATE COUNT BY PROJECT** 1/1/2004 1/1/2005

<i>ProjectCode</i>	<i>Count</i>
14F	1
2F	3
4F	4
8F	5
ACC USE	60
ACC/ADD	1
ACC/FNCE	2
ADD	54
ADD/ALT	10
ADD/FNCE	2
ADD/REPL	1
ALT	38
ALT/CNG	4
ALT/FNC	1
FENCE	43
NEW CST	13
POOL	3
POOL/FNC	1
REP	4
REP/REPL	8
REPL	6
REPL TR	1
SF	107
<b>Grand Total</b>	<b>372</b>



**ZONING CERTIFICATE COUNT BY CENSUS TRACT****1/1/2004****1/1/2005**

<i>CT</i>	<i>Count</i>
1	28
2	51
3	18
4	13
5	9
6	42
7	84
8	127
<b>Grand Total</b>	<input type="text" value="372"/>

*Planning Commission  
Activity*

# Planning Commission Request Type Count by District

1/1/2004      1/1/2005

Zoning Districts	Subdivision Uses	Conditional Uses	Zoning map amendments	Zoning code Amendments	Ordinances	PUDs	Site Plans	Annexations	Others
3-MILE	3	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	2	0	0	0
C-3	0	0	0	0	0	1	0	0	0
C-3,C-5	1	0	0	0	0	0	0	0	0
C-4	0	1	0	0	0	0	0	0	0
C-5	0	0	0	0	0	2	0	0	0
C-5/M-1	1	0	0	0	0	0	0	0	0
CF	0	1	0	0	0	4	0	0	0
M-1	0	0	0	0	0	3	0	0	0
R-1	3	3	0	0	0	0	0	0	0
R-2	1	3	1	0	0	0	0	0	0
R-2,C-2	0	1	0	0	0	0	0	0	0
R-3	3	0	0	0	0	2	0	0	0
<b>Total</b>	<b>12</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Planning Commission Request Type Count

1/1/2005

1/1/2004

*Total Approved Denied Tabled Withdrawn NoActio Partially Approved*

Request Type	Total	Approved	Denied	Tabled	Withdrawn	NoActio	Partially Approved
CONDITIONAL USES	10	9	1	0	0	0	0
SITE PLANS	14	13	0	1	0	0	0
SUBDIVISIONS	12	10	1	1	0	0	0
ZONING MAP AMENDMENTS	2	1	1	0	0	0	0
<b>Grand Total</b>	<b>38</b>	<b>33</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

*Board of Zoning Appeals  
Activity*

# BOARD OF APPEALS COUNT OF REQUESTS BY TYPE

1/1/2005

1/1/2004

<i>RequestType</i>	<i>Granted</i>	<i>Denied</i>	<i>Part Granted</i>	<i>Tabled</i>	<i>Withdrawn</i>	<i>Total</i>
VARIANCE	15	7	1	0	0	23
<b>Grand Total</b>	15	7	1	0	0	23

# BOARD OF APPEALS REQUEST COUNT BY DISTRICT

1/1/2004      1/1/2005

Zone/District	Request Type	Granted	Denied	Part Granted	Tabled	Withdrawn	TOTAL
AG	VARIANCE	1	0	0	0	0	1
	<b>DISTRICT TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
C-1	VARIANCE	1	0	0	0	0	1
	<b>DISTRICT TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
C-2	VARIANCE	1	0	0	0	0	1
	<b>DISTRICT TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
C-4	VARIANCE	0	2	0	0	0	2
	<b>DISTRICT TOTAL</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
C-5	VARIANCE	1	1	0	0	0	2
	<b>DISTRICT TOTAL</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
CF	VARIANCE	1	1	0	0	0	2
	<b>DISTRICT TOTAL</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
M-2	VARIANCE	4	0	0	0	0	4
	<b>DISTRICT TOTAL</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
R-1	VARIANCE	0	1	1	0	0	2
	<b>DISTRICT TOTAL</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>
R-2	VARIANCE	3	1	0	0	0	4
	<b>DISTRICT TOTAL</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
R-2, C-2	VARIANCE	1	0	0	0	0	1
	<b>DISTRICT TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
R-4	VARIANCE	2	0	0	0	0	2
	<b>DISTRICT TOTAL</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

<i>ZoneDistrict</i>	<i>RequestType</i>	<i>Granted</i>	<i>Denied</i>	<i>Part Granted</i>	<i>Tabled</i>	<i>Withdrawn</i>	<i>TOTAL</i>
VARIANCE		0	1	0	0	0	1
DISTRICT TOTAL		0	1	0	0	0	1
<b>Grand Total</b>		15	7	1	0	0	23



*Design & Review Board  
Activity*

**CITY OF WOOSTER  
PLANNING & ZONING**

**DESIGN & REVIEW BOARD  
2004**

REQUEST TYPE	GRANTED AS SUBMITTED	GRANTED WITH CONDITIONS	PART GRANTED	DENIED	TABLED	WITHDRAWN	TOTAL
Signage	18	2	0	0	0	1	<b>21</b>
Signage and Building Alteration	1	0	0	0	0	0	<b>1</b>
Lighting	0	0	0	0	0	0	<b>0</b>
Signage and Lighting	0	0	0	0	0	0	<b>0</b>
Exterior Building Alteration	9	1	0	0	0	0	<b>10</b>
New Construction	0	0	0	0	0	0	<b>0</b>
Building Addition	0	0	0	0	0	0	<b>0</b>
Demolition	0	0	0	0	0	0	<b>0</b>
Landscaping	0	0	0	0	0	0	<b>0</b>
<b>TOTAL</b>	<b>28</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>