

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

December 19, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Jackie Middleton moved to approve the minutes of November 28, 2018 meeting of the Planning Commission. Mike Steiner seconded the motion. The motion carried unanimously, 4-0.

III. APPLICATIONS

PC-18-27

Kristin Hopkins of CT Consultants requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 32.4 acres on West Milltown Road with Parcel Numbers 67-02964.000 and 67-02967.000 from C-1 (Office/Institutional) to R-4 (Multi-Family Residential).

Randy Sax, 9565 Midwest Avenue, Garfield Heights, stated that Harsax Management built both apartments and condominiums. Mr. Sax continued that their units were single-family residential and would have private entrances and private attached garages. Mr. Sax stated that the units were typically side by side ranch styled homes, though many had a second floor with a loft or third bedroom. Mr. Sax continued that the units were 2 or 3 bedrooms in buildings of 4 to 6 units.

Mr. Sax continued that the apartments had luxury finishes, granite tops, stainless appliances, fireplaces, and ceramic tile bathrooms. Mr. Sax stated that their communities had clubhouses, public gas grills, outdoor fireplaces, large fitness centers, and fenced in dog parks.

Jack Gant, 246 West Liberty Street, stated that he represented Don Noble of the Noble Foundation and he was in favor of approval of the project.

Mr. Ning asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Mr. Ning stated that he researched the applicant and found the developer managed higher end apartment complexes. Mr. Sax stated that the apartments were higher in price than Redwood and he felt the apartments were similar, but nicer. Mr. Sax explained that they complete a market study when they consider an area to build and felt the area could support the proposal.

Andrew Dutton stated that the traffic from a multi-family community would likely be less than traffic from an office development. Mr. Dutton explained that any improvements necessary to Milltown Road would be the responsibility of the developer.

Jackie Middleton moved to approve the application for recommendation to City Council for a zoning map amendment change with staff recommendations:

Staff's recommendation is based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and does not include the consideration of any specific use or plan for the site. It is the staff's assessment that:

- The application is consistent with many aspects and objectives of the Comprehensive Plan.
- The proposed R-4 zoning addresses changing conditions in the area fulfilling documented demand for multi-family residential housing in Wooster.
- The proposed zoning is compatible with the area and would not result in adverse effects.
- Impacts of development in the R-4 zoning district would be sufficiently addressed by the Development Plan process and would not represent a significant increase in intensity from the current C-1 zoning district.

Mike Steiner seconded the motion. The motion carried unanimously, 4-0.

IV. PLANNING COMMISSION DRAFT BYLAWS

Andrew Dutton stated that the need for bylaws was identified during the recent update of the Planning and Zoning Code in June. Mr. Dutton explained that consultant for the project suggested that bylaws for Boards and Commissions be created outside of the Planning and Zoning Code. He continued that the submitted first draft of the Planning Commission bylaws reflected common practices. Mr. Dutton stated that he would like to bring the bylaws to the Commission for adoption next month and asked for any comments from the Commission.

V. MEETING DATES AND CHAIR/VICE CHAIR SECTION FOR 2019

Mike Steiner made a motion to accept the provided 2019 meeting schedule calendar. Jackie Middleton seconded the motion. The motion passed unanimously, 4-0.

Mike Steiner made a motion nominating Gil Ning as Chair and Kyle Adams and Vice Chair of the Planning Commission for 2019. Jackie Middleton seconded the motion. The motion passed unanimously, 4-0.

VI. ADJOURNMENT

Mike Steiner made a motion to adjourn the meeting. Jackie Middleton seconded the motion. The motion carried unanimously, 4-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant