

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

January 23, 2019

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Mike Steiner moved to approve the minutes of December 19, 2018 meeting of the Planning Commission. Jackie Middleton seconded the motion. The motion carried unanimously, 7-0.

III. APPLICATIONS

PC-19-01

David Knapp requested Conditional Use approval for an ambulance service use at 433 East Highland Avenue in the R-1 (Suburban Single-Family Residential) Zoning District.

Doug Drushal, 225 North Market Street, stated that the property was the former fire station and the rehabilitation of the building was more of a challenge than anticipated. Mr. Drushal stated that Andrew Dutton had ruled that the proposed use was considered a governmental use, though the property was not governmentally owned. Mr. Drushal stated that the property was unique and met the conditional use review criteria. He continued that the use was less intensive than the previous fire station use. Mr. Drushal explained that traffic generated would be infrequent and would be no more intense than a residence.

David Knapp, 3194 Evergreen Drive, stated that when he bought the property, he wanted to turn it into a duplex, though he found the renovations were expensive and more difficult than anticipated. He explained that the ambulance service would fit the property. Mr. Knapp stated that he talked to the neighbors and they were glad that something was going into the building. Mr. Knapp explained that the ambulances would be parked inside of the building and there would be no changes to the exterior. He noted that employees would park in the back of the building and the tenants would mow the grass and take care of the upkeep of the building. Mr. Knapp stated that seventeen of the surrounding neighbors signed a petition in support of the ambulance service use.

John Glass, 1512 Woodlawn Avenue, Canton, stated that he was the Director of Stark Summit Ambulance and gave a brief history of the business. Mr. Glass explained that the business serviced Wooster Community Hospital with inter-facility transports and also served several of the nursing facilities in the area. He continued that most of the service was inter-facility transports, which did not require lights and sirens. Mr. Glass stated that emergency calls that require lights and sirens were infrequent. Mr. Glass explained that the company had a policy to only operate lights and sirens when entering a controlled intersection, which would be Cleveland Road or Burbank Roads. Mr.

Glass stated that there would be two vehicles and a wheelchair van vehicle at the location. Mr. Glass continued that the businesses current location was on Commerce Parkway and the lease was up in October. Mr. Glass stated that the rest of the building would be utilized for growth of the business.

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

Robert Lackey, 2413 Graustark Path, stated that he felt the term “local” was the area in which the business resided. Mr. Lackey asked if the ambulance service left the area, would the building revert back to residential. Mr. Dutton answered that within one year of the ambulance service leaving the site, a similar ambulance service would have to occupy the building or the property would revert back to residential.

Grant Mason moved to approve the application as presented with the condition that the project shall receive an area variance from the Board of Building and Zoning Appeals to Section 1109.03(f)(7)(D.) (ii.) regarding the minimum building setback from adjacent residential lots and Section 1123.06 regarding buffering and screening from properties with single-family residential zoning. Mike Steiner seconded the motion. The motion carried unanimously, 7-0.

PC-19-02

Pete Schwiegeraht requested Conditional Use approval for a multi-family residential use at 2024 Akron Road with parcel numbers 67-02668.000 and 67-02675.000 in a C-3 (General Commercial) District.

Pete Schwiegeraht, MVAH Partners, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, stated that the request was for a multi-family development with 61 units. He noted that the property was adjacent to an existing multi-family complex. Mr. Schwiegeraht gave a brief history of the company. Mr. Schwiegeraht explained that the company acquired Palm House Apartments 5 or 6 years ago and had renovated the development.

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 asked where the access was to the units. Mr. Schwiegeraht stated that the building was designed with an interior corridor which would be accessed from the rear of the building. He indicated that the conceptual layout aimed to hide the parking lot by placing the building near the road. Mr. Schwiegeraht stated that the units would be targeted for workforce and senior housing.

Mike Steiner moved to approve the application as presented. Kyle Adams seconded the motion. The motion carried unanimously, 7-0.

PC-19-03

Pete Schwiegeraht requested Preliminary Development Plan approval for a multi-family residential development at 2024 Akron Road with parcel numbers 67-02668.000 and 67-02675.000 in a C-3 (General Commercial) District.

Pete Schwiegeraht, MVAH Partners, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, stated that he felt the plan fit the site with the building located near the road with the parking to the rear. Mr. Schwiegeraht explained that the plan met building setbacks and had an efficient circulation of traffic. Mr. Schwiegeraht continued that the design preserved a lot of open and green space allowing for amenities and ample parking for tenants.

Grant Mason moved to approve the application as presented with the condition that a Final Development Plan application shall be submitted in compliance with parking setbacks, dumpster setbacks, and interior parking lot landscaping or a variance shall be approved by the Board of Building and Zoning Appeals. Jackie Middleton seconded the motion. The motion carried unanimously, 7-0.

IV. ADJOURNMENT

Mark Weaver made a motion to adjourn the meeting. Kyle Adams seconded the motion. The motion carried unanimously, 7-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant