

**MINUTES**  
**CITY OF WOOSTER PLANNING COMMISSION**

March 4, 2021

**I. MEETING CALLED TO ORDER AND ROLL CALL**

Chuck Armbruster, Commission Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Sheree Brownson, Grant Mason, 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 made a motion to approve the minutes of the February 4, 2021 meeting of the Planning Commission. Kyle Adams seconded the motion. The motion carried unanimously 6-0.

**III. APPLICATIONS**

***PC-21-05.***

John Long requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 8 properties composed of 1.113 acres on the South Side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General Industrial).

Mike Bogner, 305 West Mulberry Street, stated that the properties were surrounded on three sides by I-2 and the request was to change the zoning for future development. Mr. Bogner explained that the site was 200 feet from the nearest residential property. Mr. Bogner stated that the demolition of rundown homes resulted in the beautification of the area. Mr. Bogner explained that several houses had already been torn down.

Mr. Armbruster opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application. No one was present to comment to the Commission and Mr. Armbruster closed the public hearing.

Mike Steiner made a motion to recommend to the City Council the approval of application PC-21-05 as submitted. Grant Mason seconded the motion. The motion carried unanimously 6-0.

***PC-21-06.***

John Long requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of part of the property on the east side of Old Airport Road with parcel number 67-01151.000 from I-1 (Office/Limited Industrial) to I-2 (General Industrial).

Ted Bogner, 305 West Mulberry Street, stated that the property was located on the east side of Old Airport Road and bordered Daisy Way. Mr. Bogner explained that the property was surrounded by I-2 zoning on three sides of the property.

Mr. Armbruster opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application. No one was present to comment to the Commission and Mr. Armbruster closed the public hearing.

Kyle Adams made a motion to recommend to the City Council the approval of application PC-21-06 as submitted. Michael Steiner seconded the motion. The motion carried unanimously 6-0.

***PC-21-08.***

Robert Papotto requested Preliminary Development Plan approval for a phased commercial development at the northeast corner of Burbank Road and Smithville Western Road with parcel number 67-02990.000 in a C-3 (General Commercial) District.

Robert Papotto, 175 Montrose West Avenue, Akron, Ohio, stated that in May 2019, a Preliminary Development Plan approval was approved for the project. Mr. Papotto explained that they were in negotiations with tenants at the time and in discussions with the City of Wooster for the main entrance on Burbank Road. Mr. Papotto continued that the pandemic resulted in a lot of uncertainty, but the developer was still committed to the project.

Mr. Papotto stated that they currently had commitments with tenants and had discussions with the City and ODOT to install a roundabout at the main drive. Mr. Papotto explained that a new Preliminary Development Plan was proposed with the inclusion of the roundabout. Mr. Papotto continued that the site plan was otherwise the same with Menards and Meijer as the main tenants.

Mr. Papotto stated that there were updates to the signage, building elevations, lighting, and landscaping. Mr. Papotto explained that the plan was for a phased development. He continued that the Meijer and Menard sites would be developed independently after Redstone Development constructed the site improvements. Mr. Papotto stated that the sanitary sewer would be coming through the back of the Grace Church property and water would be brought through Burbank Road. Mr. Papotto explained that stormwater would be managed on-site.

Mark Weaver asked if the applicant was familiar with the conditions that the Planning Staff had recommended and if there would be any difficulty meeting the conditions. Mr. Papotto stated that they were familiar with the staff report's conditions and would not have issues complying.

Chuck Armbruster asked about buffering on the site. Mr. Dutton stated that in the Preliminary Development Plan, the general building layout, parking layout, access points, traffic flow, and architecture were under consideration. Mr. Dutton explained that the current plan did not need to show specific landscaping buffers.

Mike Steiner made a motion to approve the application PC-21-08 as submitted with the following conditions:

1. Safe and efficient pedestrian circulation shall be provided, including public sidewalks adjacent to all public roads and internal sidewalks within the development.
2. A complete Final Development Plan application shall be submitted within 24 months after the date of approval of the preliminary development plan, otherwise, the preliminary development plan approval shall be considered void.

3. Final Development Plan applications shall be submitted in compliance with the Planning and Zoning Code, as discussed in this staff report, or variance shall be approved by the Board of Building and Zoning Appeals.
4. Preliminary Development Plan PC-19-08 shall be considered void.

Mark Weaver seconded the motion. The motion carried unanimously 6-0.

***PC-21-09.***

Robert Papotto requested Final Subdivision Plat approval to create five lots at the corner of Burbank Road and Smithville Western Road with parcel number 67-02990.000 in a C-3 (General Commercial) District.

Robert Popotto, 175 Montrose West Avenue, Akron, Ohio stated that all of the lots had frontage on either Burbank Road or Smithville Western Road. Mr. Popotto explained that the right-of-way on Burbank Road currently went to the centerline. Mr. Popotto stated that there were agreements and easements between the various parcels and tenants for cross drives and utility sharing. Mr. Popotto explained that the intent was for Menards, Meijer, and the other lots to submit their Final Development Plans independently.

Mr. Armbruster asked for clarification regarding the review of a flag lot. Mr. Armbruster stated that he didn't see a particular flag on the prints. Mr. Dutton stated that a subdivision of 5 lots or less is typically administratively reviewed. He noted that in this case, the subdivision was brought before the Commission due to the right-of-way dedication needed for the roundabout and the presence of the flag lot. Mr. Dutton explained that "Lot E", which included the retail building, was a flag lot configuration.

Mike Steiner made a motion to approve the application PC-21-09 as submitted. Grant Mason seconded the motion. The motion carried unanimously 6-0.

***PC-21-10.***

Jacob Holdeman requested Preliminary Development Plan approval for a warehouse for properties bound by Noble Drive, Benden Drive, and North Geyers Chapel Road with Parcel Numbers 67-02982.000 and 67-02982.001 in an I-1 (Office/Limited Industrial) zoning district.

Jacob Holdeman stated that two variances were proposed to the Board of Building and Zoning Appeals, which were both denied. Mr. Holdeman explained that the site was not feasible to build a warehouse. He continued that the developer would support pivoting to a different site within the City of Wooster. Mr. Holdeman stated that he wanted to have a conversation about a future development.

Mr. Dutton asked if the intent was to withdraw the application and then have a discussion. Mr. Holdeman stated that he would like to formally withdraw the application.

Mr. Holdeman stated that the project was for a 198,000 square foot warehouse facility that would be used for light warehousing and distribution. He explained that the variances were denied based on the site's position, I-1 zoning, and neighbor concerns. Mr. Holdeman continued that the project would be great for the community with 50 new jobs added and the support of a manufacturer located in Wooster.

IV. ADJOURNMENT

Kyle Adams moved to adjourn the meeting. Mark Weaver seconded the motion. The motion carried unanimously 6-0.

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Chuck Armbruster, Chairman

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Carla Jessie, Administrative Assistant