

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

June 3, 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**

Kyle Adams made a motion to approve the minutes of the May 6, 2021 meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 6-0.

**III. APPLICATIONS**

***PC-21-18.***

Matthew Long requested Final Development Plan approval for a mixed-use building at a property located on the south side of East Liberty Street with parcel number 64-01544.001 in a C-4 (Central Business) zoning district.

Matthew Long, 225 North Market Street, stated that the proposal was for a two story mixed-use building with a restaurant occupying all 16,000 sq. ft. of the first floor. Mr. Long explained that there would also be a 3,000 square feet outdoor patio. He continued that the upstairs would feature eight apartments, which would be one and two bedrooms.

Mr. Long explained that the development embraced the industrial history of the neighborhood and building materials used would include brick and metal. Mr. Long explained that the building was set back the average of the two adjacent buildings, which were Muddy' and the vacant adjacent art deco gas station.

Mr. Long continued that there was an attempt to maximize onsite parking and incorporate safe pedestrian access from area public parking lots and the right of way. He stated that there were proposed variances which were primarily related to setbacks and substitution of landscaping features. Mr. Long stated that the property was exempt from minimum onsite parking requirements. He noted there was significant public parking in the area, including a new public parking lot to the south.

Mike Mariola, 570 North Market Street, stated that there was a need in the community for a casual Italian restaurant. Mr. Mariola explained that the patio would anchor the restaurant with an indoor-outdoor space on the front of the building. Mr. Mariola continued that the patio would be a private dining space that would encourage guests to hang out and enjoy a meal.

Mr. Armbruster asked if there was any association between the project and Muddy's. Mr. Long responded that he was the landlord for Muddy's. Mr. Armbruster asked if the site would have an elevation change. Mr. Long responded that the elevation would go down about a foot from the

northeast corner of the site to the northwest corner of the site and the steps and fencing had been incorporated to account for the grade change.

Mark Weaver made a motion to approve the application PC-21-18 as presented with the condition that the project shall comply with Planning and Zoning Code requirements for a maximum building setback, minimum street trees, site landscaping, and parking setbacks or variance shall be approved from the Board of Building and Zoning Appeals.

Mike Steiner seconded the motion. The motion carried unanimously 6-0.

***PC-21-19.***

Alexandra Ruiz requested Final Development Plan approval for a building addition at 4122 Burbank Road in a C-3 (General Commercial) zoning district.

Donald Kiley, 135 West Dorothy Lane, Kettering, Ohio, stated that the existing restaurant was the end cap of the shopping center. Mr. Kiley explained that the restaurant was due for a remodel and upgrade. He explained that additional dining space would be created within an enclosed patio. Mr. Kiley continued that the patio would match the existing structure and incorporate concrete block, a metal roof, and overhead glass doors. Mr. Kiley stated that the patio would likely be a 3 season's room to be used year-round, but could get a little hot in the summer months.

Mike Steiner made a motion to approve of application PC-21-19 as presented. Grant Mason seconded the motion. The motion carried unanimously 6-0.

**IV. ADJOURNMENT**

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

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**Chuck Armbruster, Chairman**

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**Carla Jessie, Administrative Assistant**