

**MINUTES
CITY OF WOOSTER PLANNING COMMISSION**

October 7, 2021

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Chuck Armbruster, Sheree Brownson, Grant Mason, Shawn Starlin, and Mark Weaver were present at the meeting. Commission members Kyle Adams and Mike Steiner were absent. Andrew Dutton, Planning and Zoning Manager, were present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mark Weaver made a motion to approve the minutes of the September 2, 2021, meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 5-0.

III. APPLICATIONS

PC-21-32.

Baytree Chambers requested Conditional Use approval for an indoor commercial recreation facility at 3481 Cleveland Road in a C-3 (General Commercial) zoning district.

Anthony Payon, 1151 Western Avenue, Canton, Ohio, stated that the request was for a skilled game room with electronic game software computers.

Steve Landers, 103 Miller Lake Road, stated that he managed the property with 35 parking spaces behind the business. Mr. Landers explained that the business would have all of the parking in the back of the building. Mr. Landers continued that four years ago, there was a gaming facility in the front of the building and moving the business to the back, which was a better location.

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.

Grant Mason made a motion to approve application PC-21-32 as presented. Sheree Brownson seconded the motion. The motion carried unanimously 5-0.

PC-21-34.

John Fiala requested Conditional Use approval for a skilled nursing facility for a site on the north side of Back Orrville Road with parcel number 67-02983.000 in a CF (Community Facilities) zoning district.

John Fiala, 2148 Eagle Pass, stated that The Village Network wanted to build a psychiatric residential treatment facility to house 16 youths for 30 days to 1 year. Mr. Fiala explained that the facility would be brick with fiber cement board with landscaping around the building. Mr. Fiala continued that there would be housing units, an inside gymnasium, and therapy rooms.

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.

Mark Weaver made a motion to approve application PC-21-34 as presented. Shawn Starlin seconded the motion. The motion carried unanimously 5-0.

PC-21-33.

John Fiala requested Preliminary Development Plan approval for the construction of a skilled nursing facility for a site on the north side of Back Orrville Road with parcel number 67-02983.000 in a CF (Community Facilities) zoning district.

John Fiala, 2148 Eagle Pass, was present.

Grant Mason made a motion to approve application PC-21-33 as presented. Sheree Brownson seconded the motion. The motion carried unanimously 5-0.

PC-21-35.

Craig Sanders requested Final Development Plan approval for the construction of a manufacturing and warehousing facility on the north side of Daisy Way with parcel number 73-00017.000 in an I-2 (General Industrial) zoning district.

Sheree Brownson recuses herself from the application.

Craig Sanders, 870 Woods Edge Court, stated that the proposal was for a 608,400 sq. ft. building for manufacturing and warehousing. Mr. Sanders explained that the site consists of 44 acres on the north side of Daisy Way, west of North Geyers Chapel Road. Mr. Sanders continued that a traffic analysis was in the process which the City Engineer required.

Mark Weaver made a motion to approve application PC-21-35 with the following conditions:

1. A traffic analysis shall be submitted review and any necessary improvements shall be made as required by the City Engineer.
2. Existing wooded areas along the north property line shall be maintained or buffering shall be provided per Section 1123.06.

Grant Mason seconded the motion. The motion carried unanimously 4-0.

PC-21-36.

Craig Sanders requested Final Development Plan approval for the construction of an office and storage facility on the west side of Venture Boulevard with parcel number 68-01409.000 in an I-2 (General Industrial) zoning district.

Craig Sanders, 870 Woods Edge Court, stated that the proposal was for a 10,800 sq. ft. building used for offices and storage for a local construction company. Mr. Sanders explained that the parking lot's surface would be heard at the Building and Zoning Appeals Meeting.

Mark Weaver made a motion to approve application PC-21-36 with the following conditions:

1. Deferred parking shall be constructed as determined by the Zoning Administrator as indicated in Section 1125.04(d)(1)(E.). If the deferred parking is required, a parking agreement shall be submitted per Section 1125.04(d)(2)(C.).
2. The project shall comply with Section 1125.03(h)(3) and provide a hard surface for parking and drives, such as asphalt or concrete, or receive a variance from the Board of Building and Zoning Appeals.

Shawn Starlin seconded the motion. The motion carried unanimously 5-0.

PC-21-37.

Gabe Tudor requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of land on the southeast corner of Oak Hill Road and Oldman Road with parcel number 73-00015.000 and south side of Oldman Drive with parcel number 67-02515.000 from R-1 (Suburban Single-Family Residential) and CF (Community Facilities) to PD (Planned Development).

Bob Reynolds, 839 Forest Drive, stated that the proposal sought to rezone 29.30 acres to a Planned Development zoning district. Mr. Reynolds explained that there was a significant ravine through the property. The ravine would be used as a buffer between the development on the north side and the development to the south. Mr. Reynolds continued that the property front would be on Milltown Road from the north and be accessible from Oldman on the south side and Commerce Parkway. Mr. Reynolds stated that there was funding for the infrastructure improvements to both roads and provide for roundabouts at both intersections.

Gabe Tudor, 3231 Briarwood Drive, stated that the proposal was beneficial to the school district's master plan. Mr. Tudor explained that there was enrollment growth with projected more growth with housing being an issue and all of the buildings being the same age, excluding the high school. Mr. Tudor continued that there would be an opportunity to build two buildings in the area with a campus-style school with the proposal. Mr. Tudor stated that the traffic on Oldman and Oak Hill Roads is challenging.

Patrick Mackey, 8230 Pittsburgh Avenue, North Canton, Ohio, stated that the proposed development consists of a community that will include the full spectrum of residential living. Mr. Mackey explained that the project creates housing options for all types of residents.

Todd Foley, 100 Northwoods Boulevard, Suite A, Columbus, Ohio, stated that the site consists of 4 different housing product types. Mr. Foley explained that the multi-family housing would have 236 apartment units with one and two-bedroom units. Mr. Foley continued that the three-story buildings would have various floor types, a central clubhouse facility, and an outdoor pool area. Mr. Foley continued that the site's northwest corner would have single-story ranch-style villas and senior assisted living facilities. Mr. Foley stated that the southeast corner would have single-family residential lots for ranch slab on grade homes. Mr. Foley explained that these homes would offer a variety of floor plan options and elevations.

Mr. Armbruster opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application.

Michelle Neely, 2718 Monterey Street, stated that she opposed the application because of the traffic challenges. She explained that the development would add approximately 1000 cars to Milltown, Burbank, Oldman, and Oak Hill roads. Ms. Neely explained that pedestrian traffic with small children, joggers, and high school activities creates an over-challenged area, overburdened, and too much for a small space to add to the proposed development. Ms. Neely continued that there are safety issues with the added pedestrian traffic.

Jonathan Millea, 538 North Market Street, stated that he would like to share an economic development perspective of the 376 units and an independent care facility that would employ an estimate of 50 people. Mr. Millea explained that the proposal would provide an excellent opportunity for efficiency for local schools. Mr. Millea continued that the City of Wooster has experienced some continued interest and growth driven partly by the job market that needed support with housing if growth were to continue. Mr. Millea stated that from an economic development perspective, Mr. Millea explained that the City of Wooster supports housing developers and encourages them to explore sites throughout the entire community.

Doris Bowman, 585 Skylark Avenue, stated that a lack of affordable housing would not address that problem. Ms. Bowman explained that once green space is lost, it is gone, a continuous green space that spans the Kinney Soccer Fields to Oak Hill, and wanted the Board to consider that space.

Pete LaRose, 2481 Coventry Road, Upper Arlington, Ohio, stated that the apartments are market-rate and not subsidized housing.

Terry Carribine, 711 Skylark Avenue, stated that when the property was annexed into the City of Wooster, the proposal was for fire and safety. Mr. Carribine explained that he would like to see more about the development before the proposal was approved for Planned Development.

Gabe Tudor, 3231 Briarwood Drive, stated that the property of Kean Elementary School and the football field beside Kean would remain in Wooster City School District and a part of the master plan proposal. Mr. Tudor explained that the proposal was for the property on the other side of those trees.

Melissa Pierce, 905 Pittsburgh Avenue, stated that there was a need for additional housing for residence in Wooster for many years. Ms. Pierce explained that the other housing inventory represented by this project would create affordable housing.

Neal Topovski, 2586 Oak Hill Road, stated that he was against this program and asked the Board to table the application for further discussion. Mr. Topovski explained that he has lived on Oak Hill Road for several years, and the development will add more traffic to an already very congested area. Mr. Topovski continued that a slab house was not reputable compared to some of the other homes in the area.

Christopher Bell, 311 Winkler Drive, stated that he was against the proposal because of the added traffic and congestion for sporting events. Mr. Bell explained that the proposal would not help the area.

Mr. Reynolds stated that there were no conditions on the transfer of the property or how the property would be used and no intended use for future development.

Mr. Armbruster closed the public hearing.

Mark Weaver made a motion to recommend the approval of application PC-21-37 to the City Council as presented. Sheree Brownson seconded the motion. The motion carried unanimously 5-0.

PC-21-39.

John Long requested Conditional Use approval for alteration to an active recreational use facility at 1212 East Highland Avenue in a CF (Community Facilities) zoning district.

Timothy Pettorini, 2003 Autumn Run, stated that the proposal was for significant improvements to the facility, a new concession stand, new restrooms, and reconfiguring of two baseball fields. Mr. Pettorini explained that a non-profit organization owned the property. Mr. Pettorini continued that the proposal would improve the parking area and add paved parking for handicapped spaces. Mr. Pettorini stated that the parking area would be graveled, and paving the parking area would not be cost-effective.

Bill White, 3477 Commerce Parkway, stated that the development would include some drainage with tilling the fields, which will help with surface water and groundwater. Mr. White explained that there would be infiltration trenches to help with drainage.

Mr. Armbruster opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application.

Brian Richie, 1470 Gasche Street, stated that the park was private. We treat the property as a public park, and the neighborhood uses that green space. Mr. Richie explained that Wooster Youth Baseball uses the greenspace as parking in the evenings when needed.

Mr. Armbruster closed the public hearing.

Grant Mason made a motion to approve application PC-21-39 as presented. Shawn Starlin seconded the motion. The motion carried unanimously 5-0.

PC-21-38.

John Long requested Final Development Plan approval for new buildings, parking, and alterations to ballfields at 1212 East Highland Avenue in a CF (Community Facilities) zoning district.

Tim Pettorini, 2003 Autumn Run, was present.

Mark Weaver made a motion to approve application PC-21-38 with the following conditions:

1. Parking shall comply with setback and surface requirements or the Board shall approve a variance of Building and Zoning Appeals to Sections 1125.03(b)(5) and 1125.03(h)(3).
2. Parking for all uses at Miller Fields shall only be in designated parking areas as shown on the submitted plans and parking shall not occur anywhere else on the site or on public streets.
3. Existing properties with parcel numbers 67-02567.000, 67-02568.000, and 67-02569.000 shall be combined into one single property.

4. Any future exterior lighting shall require a separate Final Development Plan application to be reviewed by the Planning Commission.
Grant Mason seconded the motion. The motion carried unanimously 5-0.

IV. ADJOURNMENT

Mr. Armbruster adjourned the meeting.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant