

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

December 2, 2021

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Sheree Brownson, Grant Mason, Shawn Starlin, Mike Steiner, and Mark Weaver were present at the meeting. Tim Monea, Chief Building Official, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mike Steiner made a motion to approve the minutes of the November 4, 2021, meeting of the Planning Commission. Shawn Starlin seconded the motion. The motion carried unanimously 7-0.

III. APPLICATIONS

PC-21-44.

David Augler requested a Conditional Use approval for a transitional housing facility use for a site on the south side of Back Orrville Road with parcel number 67-02987.004 in a C-3 (General Commercial) Zoning District.

David Augler, 1159 Blachleyville Road, stated that the proposal for a 3250 sq. ft. transitional housing facility for One Eighty would be located on Noble Road. Mr. Augler explained that the facility would have 12 beds north of the One Eighty's existing facility. After leaving the treatment facility, Mr. Augler continued that the facility was transitional housing. Mr. Augler stated that the plan was to use the existing retention basin on the adjacent property.

Scott Myers, 421 Holmes Boulevard, stated that the facility would be under the licensing of One Eighty for addiction recovery services registered through the State of Ohio.

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 approve application PC-21-44 as presented. Sheree Brownson seconded the motion. The motion carried unanimously 7-0.

PC-21-45.

Peter Nischt requested a Conditional Use approval for a medical marijuana dispensary at a property located at 4168 Cleveland Road with parcel number 71-00134.000 in the C-3 (General Commercial) Zoning District.

The applicant tabled the application until the January 2022 Planning Commission Meeting.

PC-21-46.

Joseph Jorge requested Final Development Plan approval for a proposed distribution center located on an extension of Old Airport Road on parcel number 67-01151.000 in an I-1 and I-2 (Industrial) Zoning District.

Joseph Jorge, 2800 Corporate Exchange Drive, Columbus, stated that the proposal was for a distribution and delivery center of 219,000 sq. ft. Mr. Jorge explained that the property's address was 3185 Melrose Drive, but the project's access would be off Old Airport Road. Mr. Jorge continued the plan was to extend the existing curb cut on Old Airport Road to the proposed property. Mr. Jorge stated that there would be associated parking lots on the north for employees and associates. Mr. Jorge explained that the parking lot on the west would be for van delivery parking, and the parking lot to the east would be truck bays and trailer parking. Mr. Jorge continued that there would be some significant grade changes in the application to have some retaining walls around the site. Mr. Jorge stated that the project would abide by all stormwater and engineering requirements handled through the Engineering Department. Mr. Jorge explained that a traffic study was performed and submitted to the City of Wooster and the Ohio Department of Transportation and was not currently approved. Mr. Jorge stated that preliminary comments show that no roadway improvements will be needed for this project. Mr. Jorge explained that the sound study was performed by OnSite Modeling for existing sound conditions and projected sound conditions from the facility. Mr. Jorge continued that there will be some sound walls along the west and south side of the building to lower to the proper level. Mr. Jorge stated that Melrose's existing mound on the west side of the site with a landscape buffer would not be disturbed. Mr. Jorge noted that the primary location of landscaping would all be internal landscaping.

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

Steve Huttie, 3351 Northridge Drive, stated that he lived adjacent to the property and asked what kind of distribution center this would be. Mr. Armbruster noted that the facility would be a packaging distribution center.

Mr. Armbruster closed the public hearing.

Mike Steiner made a motion to approve application PC-21-46 as presented with the following conditions:

1. Board of Building and Zoning Appeals approval for the interior landscaping variance.
2. The applicant shall receive approval of a Zoning Certificate within two years of the approval of this Final Development Plan.
3. Fire Department comments are addressed and/or agreed upon.
4. Traffic Engineering's review of the Traffic Impact Study.

Shawn Starlin seconded the motion. The motion carried unanimously 7-0.

IV. MEETINGS SCHEDULE AND CHAIR/VICE-CHAIR SELECTIONS FOR 2022

Kyle Adams made a motion to accept the 2022 meeting schedule calendar as proposed and motioned that Chuck Armbruster be the Chairman and Mike Steiner be the Vice-Chairman. Shawn Starlin seconded the motion. The motion passed unanimously, 7-0.

V. ADJOURNMENT

Mr. Armbruster adjourned the meeting.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant