

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

April 7, 2022

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. Vincent Marion, Planning and Zoning Manager, represented the City of Wooster.

II. APPROVAL OF THE MINUTES

Mike Steiner made a motion to approve the minutes of the March 3, 2021, meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 7-0.

III. APPLICATIONS

PC-22-1.

Steve Landers with J. Baker Industries requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of two (2) properties composed of 6.275 acres with parcel numbers 67-02030.002 and 67-02030.006 on the East Side of Akron Road, west side of Enterprise Parkway, from I-1 Office/Limited Industrial District to C-3 General Commercial Zoning District.

Jerry Baker, 1130 Riffel Road, stated that the property was I-1, and the proposal was to change the zoning to C-3 commercial for a dental office. Mr. Baker explained that the dentist wanted to build an office on the 2-acre lot on Merit Drive. Mr. Baker continued that the proposal for the office space would have curb cuts off of Merit and Enterprise Parkway.

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

Mike Steiner made a motion to recommend to the City Council the approval of application PC-22-1 as presented. Shawn Starlin seconded the motion. The motion carried 5-2. Chuck Armbruster and Mark Weaver voted no.

PC-22-5.

Matthew Long requested Conditional Use for outdoor recreational use associated with a College and Higher Educational Institution at 801 E. Wayne Avenue in a CF (Community Facilities) Zoning District.

Doug Drushal, 225 North Market Street, stated that the proposal was for a slightly more extensive set of tennis courts on the college campus. Mr. Drushal explained that there were long-term plans for the existing tennis courts on Beall Avenue with other potential uses. Mr. Drushal continued that the tennis courts needed relocating to Wayne Avenue. Mr. Drushal stated that the recreational use was conditional in the Community Facilities zoning district. Mr. Drushal explained that the facility

does not have lights installed and not in use after dark. Mr. Drushal continued that the circulation of the property was designed not to interfere with traffic with two entrances. Mr. Drushal stated that the proposed parking would be 73 spaces.

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

Wendy Barlow, 1154 Forest Drive, read a letter from Barbara Hustwit from 606 East Wayne Avenue concerning the Wooster Inn that currently sits on the site. Ms. Barlow explained that many from the area supported Barbara Hustwit's comments and concerns. Ms. Barlow continued that the Wooster Inn was a unique and historic structure on the southeast corner of East Wayne Avenue and Gasche Streets for 63 years. Ms. Barlow provided a brief history of the Wooster Inn.

Joe Elwood, 932 Washington Street, stated that he was concerned with the storm sewers and where the water would runoff. Mr. Elwood explained that much water runs off the hill to the properties on Washington Street.

Mr. Drushal stated that the proposal won't directly impact the golf course and will stay. Mr. Drushal explained that the City Engineer would have to approve the final plans to ensure that the tennis courts do not add to the stormwater runoff.

Mr. Armbruster stated that the Planning Commission does not have jurisdiction over the Wooster Inn and the demolition of the building. Mr. Armbruster explained that the commission does not have the authorization to change the course of the demolition.

Martha Bollinger, 812 East Wayne Avenue, stated that she lived directly across from the Wooster Inn for 40 years. Ms. Bollinger explained that her husband watched the inn being built and now watched it slowly die, which was a decision by the College of Wooster. Ms. Bollinger continued that they were disappointed by the demise of the Wooster Inn and the communication from the college. Ms. Bollinger stated that she represented the neighborhood to ensure that the corner of Gasche and Wayne Avenue retains its value. Ms. Bollinger explained that there were athletic fields in that section to the southeast side of the campus. Ms. Bollinger continued that another athletic field was located between Bloomington and Wayne Avenue that houses a softball field. Ms. Bollinger explained that there were other alternatives for the tennis courts. Ms. Bollinger continued that the Wooster Inn was a historic and well-deserved community asset that blended well with the residential area. Ms. Bollinger stated that 350 feet of fencing would cover six parcels and add 60 parking spaces off Avalon Drive. Ms. Bollinger explained that the final development plan would have to meet the setbacks outlined in Chapter 1115 of the Planning and Zoning Code and require 35 feet setbacks.

Katherine Ritchie, 1452 Avalon Road, stated that she bought her home in 2017 because it was close to the Wooster Inn. Ms. Ritchie explained that the college had not messaged the neighborhood residents, which was sad. Ms. Ritchie continued that she hoped that the Planning Commission would consider the location of the tennis courts, the long-term effects, and the plans.

Mr. Armbruster closed the public hearing.

Mike Steiner made a motion to approve application PC-22-5 as presented. Sheree Brownson seconded the motion. The motion carried 5-1. Grant Mason voted no. Shawn Starlin recused himself.

PC-22-6.

Matthew Long requested approval for a Preliminary Development Plan for the construction of 12 tennis courts at 801 E. Wayne Avenue with permanent parcel number 65-02031.000 in a CF (Community Facilities) Zoning District.

Doug Drushal, 225 North Market Street, stated that the important note here is that this was a preliminary development plan and noted that the discussions with Planning and Zoning Manager had caused the project to be amended to move the 12 tennis courts further south. Mr. Drushal explained that the applicant would have to come back again with a final plan for specific changes for review.

Beau Mastrine, 4975 South Honeytown Road, stated that there would be windscreens on the south and north sides of the tennis courts.

Kyle Adams made a motion to approve application PC-22-6 as presented. Sheree Brownson seconded the motion. The motion carried 6-0. Shawn Starlin recused himself.

PC-22-7.

Josh Funderburk requested Conditional Use for automotive fuel sales at 310 South Market Street parcel numbers 64-01740.000, 64-01226.000, 64-01739.000, 64-01741.000, and 64-00149.000 in a C-4 (Central Business) Zoning District.

The applicant tabled the application.

Mike Steiner made a motion to table application PC-22-7. Sheree Brownson seconded the motion. The motion carried 7-0.

PC-22-8.

Josh Welfie requested Final Development Plan approval for the construction of a 25,250 sq. ft. manufacturing addition at 3690 Long Road with parcel number 67-02972.001 in an I-2 (General Industrial) Zoning District.

Josh Welfie, 7 Queen Anne Way, Norwalk, stated that the proposal was for a 25,250 sq. ft. addition 100 feet from the existing building. Mr. Welfie explained that the new plans updated the number of trees in the landscaping plan.

Mark Weaver made a motion to approve application PC-22-8 with the following conditions:

1. That all wall pack lighting shall be oriented in a full cutoff configuration, shining straight down.

2. Submit the required landscaping plan for the area along Geyers Chapel.
3. Compliance with engineering comments.

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

PC-22-9.

Matthew Long requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 2.295 acres with parcel number 67-02982.000 on the West Side of Noble Drive, north of Benden Drive and south of Back Orrville Road from I-1 Office/Limited Industrial District to C-3 (General Commercial) Zoning District.

Matthew Long, 225 North Market Street, stated the zoning map amendment along the west side of Noble Drive was the 2-acre parcel north of The Village Network Headquarters. Mr. Long explained that the property was not large enough to support industrial development and limited I-1 uses that could be utilized for the parcel. Mr. Long continued that changing to a C-3 zoning district opens up the available uses and supports development in the area. Mr. Long noted that the property was surrounded by C-3 and fitted within the adjacent parcels and uses. Mr. Long explained that C-3 was a step down in zoning intensity. Mr. Long continued that the change would be consistent with the City of Wooster's Comprehensive Plan.

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

Shawn Starlin made a motion to recommend to the City Council the approval of application PC-22-9 as presented. Grant Mason seconded the motion. The motion carried 7-0.

IV. ADJOURNMENT

Mr. Armbruster adjourned the meeting.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant