

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
June 1, 2023

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Phil Apel, Chuck Armbruster, Grant Mason, Shawn Starlin, and Mark Weaver were present at the meeting. Commission member Sheree Brownson was absent. Vincent Marion, Planning and Zoning Manager, represented the City of Wooster.

II. APPROVAL OF THE MINUTES

Phil Apel made a motion to approve the minutes of the May 4, 2023, meeting of the Planning Commission. Kyle Adams seconded the motion. The motion carried unanimously 6-0.

III. APPLICATIONS

PC-23-12.

Yvonne Harris requested a Conditional Use Certificate for a Personal Service Establishment (Beauty Salon) at 210 E. Milltown Road Unit A-C (Parcel number 67-02874.003) in a C-1 (Office/Institutional) zoning district.

Yvonne Harris, 1748 Woodcrest Drive, stated that she had a letter from the Pregnancy Care Center, the former landlord, that her business was a respectful tenant. Ms. Harris explained that the business employs ten ladies and wanted seven stations. Ms. Harris continued that the business was moving and downsizing because the Pregnancy Care Center owns the current building. The center was expanding, so they needed the whole building.

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 approve application PC-23-12 as presented with the following conditions:

1. All applicable standards of the Planning and Zoning Code are complied with.
- Grant Mason seconded the motion. The motion carried unanimously 6-0.

PC-23-13.

Kathryn Weber requested Preliminary Subdivision Plat approval for a lot split and consolidation of lots resulting in a flag lot on parcel number 71.00197.000 with an address of 4400 Melrose Drive in an R-5 (Manufactured Home Park) District and parcel numbers 71-00197.001 and 71-00197.002 with addresses 4441 and 4485 Cleveland Road in a C-3 (General Commercial) District.

John Monroe, Mansour Gavin, 22701 Edgecliff Drive, Euclid, stated that he represented the property owner UMH Melrose LLC. Mr. Monroe explained that there were currently six parcels of land owned by UMH Melrose LLC, a wholly owned subsidiary of UMH Properties which is publically traded RET, and you can buy shares on the US Stock Exchange. Mr. Monroe continued that they wanted to make six parcels into three parcels. Mr. Monroe stated that parcel five stretches from Melrose Drive to Cleveland Road, with three lots along Cleveland Road. Mr. Monroe explained that there were two manufactured home communities; one was located on the west side called Melrose West, a 55 and older community, and 80 percent of the residents must be 55 or older. Mr. Monroe continued that the park to the east was Melrose Village, a community with no age restrictions. Mr. Monroe stated that on parcel five, there is an oil well located on the parcel, and they wanted to refinance the park, and the lender does not want anything to do with the well on the property. Mr. Monroe explained that the owners wanted to separate the two parks, and Mr. Marion suggested that the owners make parcels 4, 6, and 5 into one parcel. Mr. Monroe noted that the rest of parcels five and two of the property fronting Cleveland Road would be combined into one parcel, and the small parcel would remain one economic unit with the parking lot and office. Mr. Monroe stated that they were not changing the park, only reconfiguring the property for legal description purposes and financing purposes.

Jeremy Mitchell, Park Manager UMH Melrose LLC, 3560 Tabor Ridge Road, Mineral City introduced himself and made himself available to answer questions.

Mr. Marion stated that the R5 had been the district in place for several years and can not be expanded.

Grant Mason made a motion to approve application PC-23-13 as presented with the following conditions:

1. Parcels 71-00258.000 and 71-00296.000 to the north are combined with the remainder of parcel 71-00197.00 fronting Melrose. The parcels are labeled 4 and 6 on the applicant's submittal. Mark Weaver seconded the motion. The motion carried unanimously 6-0.

IV. ADJOURNMENT

Shawn Starlin made a motion to adjourn the meeting. Kyle Adams seconded the motion. The motion carried unanimously 6-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant