

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
January 4, 2024

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. CHAIR/VICE CHAIR SELECTION FOR 2024

Sheree Brownson motioned to elect Chuck Armbruster as Chairman of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 5-0.

Sheree Brownson motioned to elect Shawn Starlin as Vice Chairman of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 5-0. Mr. Starlin resided over the meeting.

III. APPROVAL OF THE MINUTES

Phil Apel made a motion to approve the minutes of the December 7, 2023, meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously 5-0.

IV. APPLICATIONS

PC-23-36.

Scott Myers requested approval for a Conditional Use Permit for Transitional Housing at 1785 Akron Road with permanent parcel number 67-02670.001 and 2285 Benden Drive with permanent parcel number 67-02690.005 in a C-3 (General Commercial) zoning district.

Scott Myers, 421 Holmes Blvd., Wooster, stated that the Counseling Center Wayne and Holmes County located on Benden Drive proposed building would be behind and adjacent to the current office facility. Mr. Myers explained they want to build a 16-bed residential mental crisis stabilization facility. Mr. Myers continued that this would be the first in the county and in desperate need of the facility for people to go. Mr. Myers stated that the hospital is having issues with people who are not mentally stable coming into the emergency room and are not allowed to keep them for more than 72 hours. Mr. Myers explained that there are waitlists at Massillon and Columbus's different mental health facilities, and there is nowhere to help take care of people in need. Mr. Myers continued that construction would occur sometime in the Summer or Fall of 2024 with approval from the board. Mr. Myers stated that the project is grant-funded, and we are raising our 10 percent match and have it under contract by September of this year and completion of construction by 2026 through the Ohio Mental Health Board. Mr. Myers explained that the two parcels would be replatted into one piece. Mr. Myers noted that a site plan needed to

be resubmitted for approval. Mr. Myers stated that the 16-bed facility would be staffed 24 hours daily with medical and counseling staff for transitional housing or a residential program.

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

Mark Weaver made a motion to approve application PC-23-36 with the following conditions:

1. All applicable Planning and Zoning Code standards are complied with.

Phil Apel seconded the motion. The motion carried unanimously, 5-0.

PC-23-37.

Chad Knupp requested approval for a Conditional Use Permit for a Nursery School or Day Care Center at 2000 Noble Drive with permanent parcel number 67-02982.003 and 2020 Noble Drive with permanent parcel number 67-02982.004 in a C-1 (Office/Institutional) zoning district.

Chad Knupp, 5349 Secrest Road, Wooster, stated that The Village Network acquired the 2020 Noble Drive building north of our 2000 Noble Drive property. Mr. Knupp explained that the agency would like approval for that location's nursery school/daycare. Mr. Knupp continued that the rezoning of the property to C-1 was approved at the November meeting. Mr. Knupp stated that the daycare location at the 2020 Noble Drive location, the old Technographics location, and the traffic would come from Noble Drive. Mr. Knupp noted that the number has not been determined because they are working to engage with community partners. Mr. Knupp stated that the daycare would start with approximately 30 children and could grow, and traffic would be minimal. Mr. Knupp explained that the interior will have renovations but nothing to the outside façade or parking lot.

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

Grant Mason made a motion to approve application PC-23-37 as presented with the following conditions:

1. All applicable Planning and Zoning Code standards are complied with.

Sheree Brownson seconded the motion. The motion carried unanimously, 5-0.

V. ADJOURNMENT

Phil Apel made a motion to adjourn. Sheree Brownson seconded the motion. The motion passed unanimously, 5-0.

Shawn Starlin, Vice Chairman

Carla Jessie, Administrative Assistant