

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
June 6, 2024

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Phil Apel, Chuck Armbruster, Sheree Brownson, Grant Mason, Jacob Sheets, Shawn Starlin, and Mark Weaver were present at the meeting. 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 2, 2024, meeting of the Planning Commission. Sheree Brownson seconded the motion. The motion carried unanimously 7-0.

III. APPLICATIONS

PC-24-14.

Chirag Brahmhatt requested Conditional Use for a recreational facility (skilled games) with parcel number 67-02948.000 (3481 Cleveland Road Unit B) in a C-3 (General Commercial) zoning district.

The applicant withdrew the application.

The withdrawal passed unanimously, 7-0.

PC-24-15.

John Long requested approval for a Conditional Use Permit and Final Development approval for a multi-family development on the north side of Benden Drive, west of Eagle Pass, with permanent parcel numbers 67-02690.009, 67-02690.011 and a portion of parcel 67-02690.010 in a C-3 (General Commercial) zoning district.

Bill White, Shaffer, Johnston, and Lichenwalter, 3477 Commerce Parkway, stated that the developer has approached the neighbor about purchasing some property and wants to amend the previous application to include four additional units. Mr. White explained that the application is the same as the one presented in February 2024, requesting conditional use and Final Development approval. Mr. White continued that we received staff recommendations and will comply with all those engineering plans, which will be resubmitted to the city engineer.

Mr. Marion stated that conditional use is necessary because the property is zoned General Commercial, and the proposed use is a conditionally permitted. Mr. Marion explained that fourteen units were originally approved through the conditional use hearing process and

the Preliminary and Final Development Plan review process before the Board. The proposed additional four units to the west are in addition to the original approval.

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-24-15 conditional use as presented. Mark Weaver seconded the motion. The motion passed unanimously, 7-0.

Shawn Starlin made a motion to approve application PC-24-15 Final Development Plan as presented with the following conditions:

1. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water Management, current edition.
2. Developer must use the current City of Wooster Engineering Standards.
3. Developer to obtain all necessary Engineering Permits and storm water guarantees.

Phil Apel seconded the motion. The motion passed unanimously, 7-0.

PC-24-16.

John Long requested Final Development approval for a commercial development for a restaurant, drive through and parking on the southeast corner of Cleveland Road and East Smithville Western with permanent parcel number 71-00269.000 (4771 and 4775 Cleveland Road) in a C-3 (General Commercial) zoning district.

Bill White, Shaffer, Johnston, and Lichenwalter, 3477 Commerce Parkway, stated that the new Dairy Queen with inside full-service dining and drive-thru site is currently the existing Dairy Queen and two other commercial sites and a residential dwelling. Mr. White explained that the plan was to remove those structures, build a new building, and request Final Development approval. Mr. White continued that the plan meets the criteria for the Final Development approval. Mr. White stated that they reviewed staff recommendations and plan to comply. The sign will be located at the intersection of Cleveland and Smithville Western Roads and will be submitted at a later date. Mr. White explained that dumpster enclosures have been submitted and provided signage at the south exit onto Young Drive with no outlet to the left on Young Drive. Mr. White noted that construction plans have been submitted to the Engineering Department to conform to the engineering construction standards, and a retention basin is being provided to meet the stormwater management regulations. Mr. White stated that a traffic impact study was also submitted and is currently being reviewed by the city engineer. Mr. White explained that there were no new warrants for the Dairy Queen site in the traffic study. However, the site to the west would include significant restriping and turn lanes. Mr. White continued that the traffic study looks at current road conditions and the current level of service, and it showed some deficiencies that exist and provides warrants for additional turn lanes for future development. Mr.

White stated that when the Dairy Queen closes in the fall, it will begin demolition and construction at that point and reopen in spring 2025.

Phil Apel made a motion to approve application PC-24-16 as presented with the following conditions:

1. Signs will require a sign permit application.
2. Egress signage at Young Drive indicates no through the street.
3. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water Management, current edition.
4. Developer must use the current City of Wooster Engineering Standards.
5. Developer to obtain all necessary Engineering Permits and Stormwater guarantees.

Sheree Brownson seconded the motion. The motion passed unanimously, 7-0.

PC-24-17.

John Long, on behalf of the property owner, requested Final Subdivision Plat approval for a 20-lot subdivision on the north side of East Smithville Western Road, east of Cleveland Road, consisting of parcel number 71-00451.000, in an R-1 (Suburban Single-Family Residential) zoning district.

Bill White, Shaffer, Johnston, and Lichenwalter, 3477 Commerce Parkway, stated that the project was the same as the preliminary development plan that was approved in February and met the criteria for final plat approval and we have reviewed staff recommendations and intend to comply. Mr. White explained that the plan will go to engineering for stormwater and development requirements next week. Mr. White continued that the lighting is based on typical layouts of previous AEPs; however, the final design will be provided by AEP. Mr. White stated that the owner would supply the HOA documents and that the engineered plans would meet all of the requirements for stormwater management.

Grant Mason made a motion to approve application PC-24-17 as presented with the following conditions:

1. Landscaping financial guarantee.
2. Street light plan approved by AEP and City Engineer.
3. Review and acceptance of HOA documents.
4. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water Management, current edition.
5. Developer must use the current City of Wooster Engineering Standards.
6. Developer to obtain all necessary Engineering Permits and storm water guarantees.

Sheree Brownson seconded the motion. The motion passed unanimously, 7-0.

PC-24-18.

Justin Starlin requested Preliminary Subdivision Plat approval for a 108-lot subdivision on the northwest corner of Mechanicsburg Road and Silver Road with current parcel numbers 68-02634.000 and a portion of parcel number 68-02637.000 in an R-2 (Single-Family Residential) zoning district.

Shawn Starlin recused himself from the application.

Justin Starlin, 1825 Enterprise Parkway, stated that the application was a follow-up from the rezoning. Shortly after the meeting in May, the property went to the City Council, which was approved unanimously. Mr. Starlin explained that on June 20, 2024, this will be rezoned to R-2, which allows the development of 108 lot subdivisions, all single-family homes. Mr. Starlin continued that single-family homes meet a need in the City and mentioned in the Comprehensive Plan. Mr. Starlin stated that the subdivision will have entry-level homes a step down from the Spring Run Allotment on Oak Hill on 44 acres with ample green space surrounding the area. Mr. Starlin explained that they were working with the City's Economic Development Department on a bike trail going through the development. Mr. Starlin continued that the property supports water and sewer, and a wetlands survey was completed by the Army Corp of Engineers. Mr. Starlin stated that they were looking to have a complete buildout by the second quarter of 2025, and we hoped to have mass grading done this fall, with utilities for spring 2025.

Jacob Sheets made a motion to approve application PC-24-18 as presented with the following conditions:

1. Landscaping plan and financial guarantee meeting code requirements.
2. Street light plan approved by utility provider and City Engineer.
3. Review and acceptance of HOA documents.
4. The approved minor subdivision of lot splits and reconsolidation must be recorded before submitting the final subdivision plat.
5. Zoning map amendment to R-2 (Single-Family Residential) is in effect.
6. Collaboration with city officials regarding an alternate transportation trail system through the development.
7. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water Management, current edition.
8. Developer must use the current City of Wooster Engineering Standards.
9. Developer to obtain all necessary Engineering Permits and storm water guarantees.

Mark Weaver seconded the motion. The motion passed unanimously, 6-0.

IV. ADJOURNMENT

Sheree Brownson made a motion to adjourn. Grant Mason seconded the motion. The motion passed unanimously, 7-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant