

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
December 5, 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, Shawn Starlin, and Mark Weaver were present. Commission member Jacob Sheets was absent. Vincent Marion, Planning and Zoning Manager, and Andrea Uhler, Deputy Law Director, represented the City of Wooster.

II. APPROVAL OF THE MINUTES

Sheree Brownson made a motion to approve the minutes of the November 7, 2024, meeting of the Planning Commission. Phil Apel seconded the motion. The motion carried unanimously 6-0.

III. APPLICATIONS

PC-24-28.

Mitchell Kolesar, represented Campbell Oil, requested an approval recommendation from the Planning Commission to the City Council for a Zoning Map Amendment to change approximately .56 acres on the south side of East Smithville Western Road between Wilson and Cleveland Road from R-1 (Suburban Single-Family Residential) zoning district to C-3 (General Commercial) zoning district (parcel number 71-00327.000).

Mitchell Kolesar, Campbell Oil Co., 7977 Hills, and Dale Road, Massillon, stated that this was a small parcel of a larger commercial project for a gas station/convenience store. Mr. Kolesar explained that the parcel was still zoned R-1 and pieced together with other C-3 parcels to construct a new model store and carwash in the future. Mr. Kolesar continued that the new parcel was intended as a grass area with a retention pond and no structure on that portion that would be rezoned. Mr. Kolesar stated that depending on the acreage, we were molding all Bell Stores into the newer, higher-end architecture design. Mr. Kolesar explained that.

Mr. Marion stated that if approved and being adjacent to the residential area, a higher level of buffering and screening will be required for the site, with six-foot planting or another type of screening on the border. Mr. Maron explained that specific uses within the Planning and Zoning Code may require additional standards such as setbacks, buffering, landscaping, and sound requirements.

Mr. Armbruster asked if anyone from the public wanted to address the Board regarding the application.

William Arnold, 1653 East Smithville Western Road, stated he wasn't happy with the parcel's rezone because the property next door was rezoned a few years ago.

Mr. Arnold explained that commercial property was increasingly encroaching upon our neighborhood, and I understand that we live on an arterial road. The traffic could be better with the school gone. We have a nursing home across the street. Mr. Arnold continued that progress could have been more viable with a vacant building on the corner. He just hoped there would be more of a buffer between residential and commercial properties. Mr. Arnold stated that he was concerned about noise. These Bell Stores are lit up, and vacuums make noise. Mr. Arnold noted that this threatens the once somewhat rural area to become noisy.

Mr. Marion stated that future improvements are planned for the intersection of Smithville Western and Cleveland roads.

John Long, 3477 Commerce Parkway, stated that we have already submitted a traffic study to the city engineer's office. Mr. Long explained that the traffic study was performed with the Dairy Queen on the other corner and that we had been working with the city engineer. Mr. Long stated that the development plan is still preliminary, and many things could change, but the intent is there, and we fully intend to move forward with the initial plans. Mr. Long continued that the traffic study recommends improving the intersection and turning lanes into the site.

Mr. Armbruster closed the public hearing.

Shawn Starlin made a motion to recommendation to city council approval of application PC-24-28 for a Zoning Map Amendment of .64 acres as presented. Grant Mason seconded the motion. The motion passed unanimously, 6-0.

IV. Meeting Schedule and Chair/Vice Chair Selections for 2025

Phil Apel motioned to approve the meeting schedule for 2025 as presented and keep Chuck Armbruster as Chairman of the Planning Commission and Shawn Starlin as Vice Chairman of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 6-0.

V. ADJOURNMENT

Sheree Brownson made a motion to adjourn. Mark Weaver seconded the motion. The motion passed unanimously, 6-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant