

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

April 25, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

Gil Ning, Chairman of the Planning Commission, called the meeting to order. Commission members Sheree Brownson, Gil Ning, Jackie Middleton, Ron Rehm, Mike Steiner, and Mark Weaver were present at the meeting. Commission members Kyle Adams and Grant Mason were absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mark Weaver moved to approve the minutes of March 28, 2018 meeting of the Planning Commission. Mike Steiner seconded the motion. The motion carried unanimously, 6-0.

III. APPLICATIONS

PC-18-10.

Rebecca Yakovic of TC Architects requested Final Development Plan approval for a women's residential facility located on the east side of Noble Drive (Parcel Number 67-02987.000) in a C-5 (General Commercial) District.

Rebecca Yakovic, 430 Grant Street, Akron, stated that the project was an approximately 11,205 sq. ft. women's residential facility for One Eighty. Mrs. Yakovic explained that the building was a single story wood structure with a partial basement. Mrs. Yakovic continued that the building would be placed on the south end of the 3 acre property. Mrs. Yakovic stated that lot was split for the project.

Mr. Ning asked if the facility was in addition to Every Woman's House. Mrs. Yakovic stated that the building would have 24 beds and accommodate women and children in treatment.

Christa Kidney, 104 Spink Street, stated that the new building was a replacement facility for the Beacon House, which was a women's in-patient residential facility for substance abuse treatment. Mrs. Kidney explained the proposed was a larger scale facility and the Beacon House would become a step down facility. She continued that the proposed building would be twice the size of the Beacon House, which was a residential home with 12 beds.

Mr. Weaver asked Andrew Dutton if he reviewed the revised plans and if a condition of approval should be included. Mr. Dutton stated that he had not seen the revised plans and assumed the plan would include a sidewalk along Noble Drive.

Ron Rehm moved to approve the application as presented with the condition that the final plan shall include a sidewalk along Noble Drive. Mark Weaver seconded the motion. The motion carried unanimously, 6-0.

PC-18-11.

Jerry Baker requested Final Development Plan approval for a warehouse facility at 1909 Old Mansfield Road in an M-2 (General Manufacturing) District.

Jerry Baker, 1220 Riffel Road, stated that the plan met all of the criteria for final development approval and the Planning and Zoning Code.

Jackie Middleton moved to approve the application as presented with the following conditions:

1. The size and species of all proposed landscaping shall be indicated.
2. Parking spaces and drive aisles shall meet the requirements of Section 1169.12.
3. No materials, vehicles or other items shall be stored on the exterior of the site unless approved by the Planning Commission in compliance with Section 1143.07.

Mike Steiner seconded the motion. The motion carried unanimously, 6-0.

PC-18-12.

Jason Miller of RMA Surveying requested General Development Plan approval for a Hotel and parking alterations at 50 Riffel Road in a C-3 (Community Commercial) District.

Jason Miller, 145 E. Third Street, Marion, Indiana, stated that the proposal was for a 98 room, 4 story hotel development. Mr. Miller stated that the applicant was aware of the parking concerns and was working on remedies for the situation. Mr. Miller explained that there were variances for building height and parking that the applicant would need for the development. Mr. Miller continued that the applicant would be requesting a variance to meet parking setback requirements.

Mr. Steiner asked the applicant about the revised parking proposal. Mr. Miller explained that the developer was working to add parking spaces in the green spaces on the Greenbriar parcel in order to achieve the needed 303 parking spaces. Mr. Weaver asked how many spaces were on the plan. Mr. Miller stated that the plan currently had 71 parking spaces for the hotel.

Mr. Rehm asked if the applicant would be using any of the parking spaces from Certified Angus Beef. Mr. Miller stated that the applicant had an agreement from Certified Angus Beef for shared parking across all three facilities. Mr. Miller explained that the focus was to keep 303 parking spaces available for the Greenbriar. Mr. Dutton stated that significant parking was needed for the hotel and event center. Mr. Miller stated that it was critical to show the 303 parking spaces for the Greenbriar on the Final Development Plan.

Mrs. Middleton asked Mr. Dutton what his opinion was of the constraint that the parking would put on the sale of Greenbriar. Mr. Dutton stated that if the parking was added and the 303 parking spaces were met, then he did not feel that parking would be an issue.

Mike Steiner moved to approve the application as presented with the condition that the Final Development Plan shall have additional parking meeting the parking requirements under the city code.

Ron Rehm seconded the motion. The motion failed to pass 2-4 with Mike Steiner and Mark Weaver voting Yes and Sheree Brownson, Jackie Middleton, Ron Rehm, and Gil Ning voting No.

IV. **ADJOURNMENT**

Ron Rehm made a motion to adjourn the meeting. Mike Steiner seconded the motion. The motion carried 6-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant