

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
April 27, 2016

The Planning Commission meeting was not recorded due to a technical malfunction

I. MEETING CALLED TO ORDER AND ROLL CALL

Ronald Rehm, Chair of the Planning Commission, called the meeting to order. Commission members Kyle Adams, Sheree Brownson, Grant Mason, Gil Ning, Ronald Rehm, and Fred Selig were present at the meeting. Commission members Jackie Middleton, Jean Roberts, and Mark Weaver were not in attendance. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF MINUTES

Mr. Selig moved to approve the Minutes of the March 9th Special Meeting of the Planning Commission and the March 23, 2016 Regular Meeting of the Planning Commission. Mr. Ning seconded the motion. The motion carried unanimously, 6-0.

III. DEVELOPMENT PLAN APPLICATION

#SP-602.

John Long of Shaffer, Johnston, Lichtenwalter and Associates representing Chad and David Acker requested Final Development Plan approval for a 3,467 sq. ft. car wash at 1830 Cleveland Road Rear in a C-2 (Neighborhood Business) District.

Doug Drushal of Shaffer, Johnston, Lichtenwalter and Assoc. outlined the application. Mr. Drushal address a number of items indicated in the staff report for the application.

John Long outlined site plan elements of the application. Mr. Long stated that the applicant requested that the Planning Commission waive the requirement to provide a loading space per Section 1169.13. Mr. Long also stated that the lower portion of the building exterior would be composed of CMU and the upper portion of the building exterior would be a brick veneer.

Rodger Beck of Goo Goo Car Wash provided a description of the proposed business operations. Mr. Beck stated the car wash would be open seven days a week and would be open until 8 pm.

Commission members and Mr. Beck discussed the presence and function of driers and vacuum cleaners operated for the use.

Mr. Dutton stated that staff recommended denial of the application based on a site plan layout which was contradictory to the intent and regulations of the C-2 zoning district, a plan and design incompatible with the Comprehensive Plan, negative effects on the area such as noise and dust, and inadequate provision of landscaping and buffering.

Mr. Ning moved to approve Final Development Plan #SP-602 for a 3,467 sq. ft. car wash at 1830 Cleveland Road Rear in a C-2 (Neighborhood Business) District with the following staff recommendations:

1. The project shall receive approval of a use variance from the Board of Building and Zoning Appeals to Section 1141.02(d) to allow a car wash in the C-2 zoning district.
2. The building shall be moved to the required setback from the right of way per Section 1141.04 or the applicant shall receive approval of an area variance from the Board of Building and Zoning Appeals.
3. Parking shall be located in the rear and/or side yard of the property of per Section 1141.06 or the applicant shall receive approval of an area variance from the Board of Building and Zoning Appeals.
4. The trash receptacle shall be located in the rear or side yard per Section 1141.12 or the applicant shall receive approval of an area variance from the Board of Building and Zoning Appeals and enclosure details shall be provided regarding screening of the receptacle per Section 1165.08.
5. The building shall be moved and repositioned to incorporate 65% of the building width at the building frontage per Section 1141.11 or the applicant shall receive approval of an area variance from the Board of Building and Zoning Appeals.
6. Details shall be submitted providing the location and specifications of interior or exterior devices that may emit noise or dust perceivable from the property line in compliance with Section 1143.09.
7. The number of employees for the use shall be specified in order for parking requirements to be determined.
8. Parking spaces and drive aisles shall meet the minimum design standards of Section 1169.12 or the applicant shall receive approval of an area variance from the Board of Building and Zoning Appeals.
9. Trip generation information shall be submitted and, if necessary, a traffic impact study shall be completed per Section 1181.07(c).
10. Frontage trees and shrubs shall be provided per Section 1165.05.
11. Interior parking lot landscaping shall meet the minimum percentage of landscaping and landscaping islands shall define the ends of all parking rows per Section 1165.06(a).
12. Perimeter landscaping shall be provided per Section 1165.06(b).
13. A buffer yard shall be provided along the west property line per Section 1165.07.
14. The applicant shall clarify the predominant exterior material utilized as plans indicate both "Brick Veneer as Selected" and "CMU Veneer as Selected".
15. Lighting details shall be providing per Chapter 1167 including illustrations of a full cut off style lighting fixture and a photometric plan to demonstrate lighting will not shine onto adjacent residentially zoned properties.

Mr. Selig seconded the motion. The motion carried 5-1 with Mr. Adams, Mrs. Brownson, Mr. Ning, Mr. Rehms, and Mr. Selig voting yes and Mr. Mason voting no.

Discussion on Previously Approved SP-#599

Mr. Ning asked Mr. Dutton to update the Commission on stormwater issues concerning the nursing home project at 1700 East Smithville Western Road. Mr. Dutton responded that the developer was continuing to examine stormwater options for the site and plans were not finalized.

ADJOURNMENT

Mr. Mason moved to adjourn the meeting. Mr. Ning seconded the motion. The motion carried 6-0. The meeting adjourned at approximately 6:15 p.m.

Ronald Rehm, Chairman

Andrew Dutton, Planning and Zoning Manager