

**MINUTES
PLANNING COMMISSION**

December 16, 2015

MEMBERS PRESENT: Grant Mason, Jackie Middleton, Fred Seling, Gil Ning, Ron Rehm and Mark Weaver

MEMBERS ABSENT: Sheree Brownson, Kyle Adams and Jean Boen

STAFF PRESENT: Andrew Dutton

I. MINUTES

Jackie Middleton moved to approve the Minutes of November 18, 2015. Ron Rehm seconded the motion. Motion carried.

II. CONDITIONAL USE APPLICATION (PUBLIC HEARING)

Application #CU-386. David Duray of CJL Engineering representing Wooster Community Hospital, requesting Conditional Use approval for an addition to the hospital at 1761 Beall Avenue in C-3 (Community Commercial) and CF (Community Facilities) Districts.

Bill Patrick, CJL Engineering, stated in October, 2015 the Hospital was before the Commission for general development plan approval, and he believed the application before the Commission addressed the issues which were identified at that time. Mr. Patrick stated a 40,000-sq. ft. cancer center addition was proposed on the north side of the property. Craig Sherman, Wooster Community Hospital, stated the property was comprised of two different lots with two different owners, one being the Board of Trustees of the Hospital and the other being the City, doing business as Wooster Community Hospital. Mr. Sherman stated the Board of Zoning Appeals granted a variance for the properties to remain as separate parcels and not be combined as one (December 3, 2015 meeting).

Mr. Patrick noted that the Planning Staff recommended approval of the conditional use request.

Mr. Seling opened the hearing to the public for comment.

Mark Gooch, 1636 Gasche Street, questioned the distinction between the conditional use request and the development plan request. Mr. Gooch stated he had no issue with the expansion of the Hospital, but stated he was concerned with the impact of traffic on Gasche Street which was an unimproved street. Mr. Gooch expressed concern with increased traffic from Hospital staff and patients, and questioned parking for the expansion. Mr. Seling stated parking was proposed to the north of the new addition. Mr. Gooch stated he felt there would be a traffic impact on Gasche Street and while the speed limit was 25 mph, he felt the average was more like 35 mph or greater. Mr. Seling stated there was no connection from the parking area to Gasche Street and traffic would come off of Beall Avenue to get

to/from the proposed parking area. Mr. Gooch noted, however, that people could travel on Gasche/Winter to get to the parking area as well.

Mr. Ning stated the area where the water tower formerly existed would be a parking lot, so that traffic would increase on Gasche Street at some point.

Mr. Seling closed the public hearing.

Ron Rehm moved to approve Application CU-386 of David Duray of CJL Engineering, representing the Wooster Community Hospital, requesting conditional use approval of an addition to the hospital at 1761 Beall Avenue in a C-3 (Community Commercial) and CF (Community Facilities) District. Gil Ning seconded the motion.

Grant Mason voted yes.

Jackie Middleton voted yes.

Gil Ning voted yes.

Ron Rehm voted yes.

Mark Weaver voted yes.

Fred Seling voted yes.

Motion carried by a 6-0 vote.

III. DEVELOPMENT PLAN APPLICATION

Application #SP-596. David Duray of CJL Engineering, representing Wooster Community Hospital, requesting Final Development Plan approval for an addition to the hospital at 1761 Beall Avenue in C-3 (Community Commercial) and CF (Community Facilities) Districts.

Mr. Patrick addressed the Staff comments relating to the request as follows:

- 1. Future development of the northern portion of the site shall consider the integration of a direct connection with the existing north/south access drive located on the adjacent northern property.*

Mr. Patrick stated at the previous meeting, there was discussion about the access drive being directly in front of the doors between the entrance doors of the proposed addition and the parking facility. Mr. Patrick stated they asked that to be reconsidered because it was felt to be a definite safety issue with patients conflicting with vehicles. Mr. Patrick stated something in the future would be done to potentially make that connection more to the north to bypass the series of signalized intersections to make their way through the parking lots and the adjacent commercial property. Mr. Patrick stated they would propose to keep that as far west of the entrance doors as possible to help avoid any pedestrian vehicle conflict.

- 2. The applicant shall provide information indicating the estimated number of vehicle trip ends produced by the addition. If the number of trip ends exceeds 100, a traffic study shall be conducted per Section 1181.07(c) and reviewed by the City of Wooster Engineering Division.*

Mr. Patrick stated documents were submitted to Roger Kobilarcsik, City Engineer for review but it was his belief the Hospital would be under the 100 trip ends (77) which triggered the need for the traffic study. Mr. Dutton stated Mr. Kobilarcsik had taken a preliminary look at the traffic study but had not yet completed his review.

- 3. The deferred construction of required parking spaces per Section 1169.12 shall be contingent upon the construction of all, or a portion of, parking required by Section 1169.04 if at any time city staff determines that providing such deferred parking is necessary. Areas of future parking spaces indicated on the deferred parking plan sheet shall remain undeveloped or a revised deferred parking plan shall be approved by the Planning Commission incorporating an alternate location of such deferred parking spaces.*

Mr. Patrick stated the Hospital met the 70% which was required, and the additional 30% could be added in the future if and when that requirement was needed. Mr. Patrick stated the new facility would add 128 parking spaces—122 regular spaces and 6 handicapped spaces which met the requirement for the additional floor area for the medical office building usage.

- 4. All parking spaces, other than indicated handicapped accessible spaces, shall be at least 9' in width by 18' in length with a 24' drive aisle per Section 1169.12(a).*

Mr. Patrick stated the drawings before the Commission reflect that.

- 5. Fencing shall be constructed of brick, finished wood, iron or synthetic look-alike products per Section 1141.09(b)(2).*

Mr. Patrick stated the plan initially showed a chain link fence which was not allowed, so the architect and the Hospital were working that out as to what material the fence would be. Mr. Patrick stated he was certain that the Hospital would comply with the requirement.

Mr. Ning stated in the existing lot to the north, there were 200 parking spaces and questioned if that was employee parking. Mr. Sherman stated yes. Mr. Ning stated with the cancer treatment facility on Benden Drive, there was a lot of “in and out/in and out”. Mr. Ning questioned how the Hospital would control its employees from using the visitor parking area. Mr. Sherman stated the lots were marked “A”, “B”, “C”, “D”, “E” and “F” and there were designated lots for employees (D, E and F as well as College Hills). Mr. Sherman stated the lots would be changed and re-designated where employees would park, and the Hospital had cameras which could read plate numbers, which was used to enforce employee parking. Mr. Ning asked if the Hospital had parking stickers. Mr. Sherman stated no. Mr. Ning stated the cancer treatment facility on Benden Drive had an overabundance of handicapped parking onsite and while the Hospital met the Code, he felt that there may be an issue with having ample handicapped parking. Mr. Sherman stated the Hospital had added handicapped spaces over time, and it may need to do that again that down the road.

Gil Ning moved to grant Application #SP-596 for David Duray of CJL Engineering, representing Wooster Community Hospital, for final development plan approval for the addition to the hospital at 1761 Beall Avenue in a C-3 and CF District. Jackie Middleton seconded the motion.

Mr. Dutton questioned if the Commission had any conditions to its approval. Mr. Ning amended his motion to include: Based on the conditions as specified by the Staff recommendations 1-5 per the staff report. Jackie Middleton seconded the motion as amended.

Grant Mason voted yes.

Jackie Middleton voted yes.

Gil Ning voted yes.

Ron Rehm voted yes.

Mark Weaver voted yes.

Fred Selig voted yes.

Motion carried by a 6-0 vote.

IV. MISCELLANEOUS

Meeting Dates. The setting of Planning Commission meeting dates for 2016, per the proposed schedule

Ron Rehm moved to approve the meeting dates for 2016 as submitted. Grant Mason seconded the motion. Motion carried.

Commission Elections. The election of chairman and vice chairman of the Planning Commission for 2016

Gil Ning moved that Ron Rehm serve as Chairman and Grant Mason serve as Vice Chairman for 2016. Jackie Middleton seconded the motion. Motion carried.

Meeting adjourned at 5:57 p.m.

Fred Selig, Vice Chairman

Laurie Hart, Administrative Assistant