CITY COUNCIL AGENDA
February 6, 2017
7:30p.m.

The meeting will be held at City Hall, in Council Chambers, 1st Floor, 538 N. Market Street, Wooster, Ohio.

I. ROLL CALL & ORDERING OF AGENDA

II. APPROVAL OF MINUTES

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

1. The Mayor is requesting two reappointments to the Income Tax Incentive Review Board.
    a. Mr. James Lanham
    b. Mr. Greg Long

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

1. Liquor Control Hearing Notice
    a. Enzian Group LLC, Smoke The Burger Joint, 2016 Beall Ave

V. COMMITTEE REPORTS; PUBLIC HEARINGS

1. Public Infrastructure Committee Report
2. Laws and Ordinances Committee Report

VI. OLD BUSINESS

1. Tabled- ORDINANCE NO. 2016-27
   AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS TO RE-ZONE LAND TO A C-5 (GENERAL COMMERCIAL) DISTRICT FOR PROPERTY LOCATED ON THE SOUTH SIDE OF WEST MILLTOWN ROAD, BETWEEN COMMERCE PARKWAY AND OAK HILL ROAD (Knapic)

1. Second Reading –ORDINANCE NO. 2017-02
   AN ORDINANCE AMENDING PART ELEVEN, PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY THE ADOPTION OF A TEXT AMENDMENT TO CHAPTER 1169 (Knapic)

2. Second Reading – ORDINANCE NO. 2017-03
   AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS TO AMEND THE ZONING MAP AT 1039 PERKINS AVENUE (Knapic)

VII. NEW BUSINESS

1. First Reading - RESOLUTION NO. 2017-06
   A RESOLUTION AUTHORIZING ADDITIONAL CONTRACT FUNDS (Sanders)

2. First Reading - ORDINANCE NO. 2017-05
   AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BRAKE POINT RECOVERY CENTER LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Myers)

3. First Reading - ORDINANCE NO. 2017-06
   AN ORDINANCE AMENDING THE ANNUAL APPROPRIATION ORDINANCE (Ansel)

VIII. EXECUTIVE SESSION

1. To discuss legal issues.

IX. MISCELLANEOUS

X. ADJOURNMENT

Memo

To: Members of Wooster City Council

From: Mayor Bob Breneman RFB

Date: January 19, 2017

Re: Boards and Commissions

I am recommending these individuals be reappointed to the Income Tax Board of Review, and I am requesting your Approval. Their past performance has been exemplary and they have been an asset to our board. Thank you for your consideration.

INCOME TAX REVIEW BOARD	WARD	TERM-4 YRS.
James Lanham	3	1/1/2017 – 12/31/2020
Greg Long	3	1/1/2017 – 12/31/2020

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

25354020005 PERMIT NUMBER	NEW TYPE	ENZIAN GROUP LLC SMOKE THE BURGER JOINT 206 BEALL AVE WOOSTER OH 44691
ISSUE DATE		
11 17 2016 FILING DATE		
D5L PERMIT CLASSES		
85 165 TAX DISTRICT	B B45450 RECEIPT NO.	

FROM 01/20/2017

PERMIT NUMBER	TYPE	
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	

RECEIVED
JAN 23 2017
CITY OF WOOSTER

MAILED 01/20/2017 RESPONSES MUST BE POSTMARKED NO LATER THAN. 02/21/2017

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B NEW 2535402-0005
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF WOOSTER CITY COUNCIL
538 N MARKET ST
PO BOX 1128
WOOSTER OHIO 44691

DLC 4052 REV. 03/09

LLC / PARTNERSHIP CROSS REFERENCE DISPLAY

PGECG

25354020005 PERMIT NBR
ENZIAN GROUP LLC
SMOKE THE BURGER JOINT
206 BEALL AVE
WOOSTER OH 44691

****

KEVIN MEDVED **01/18/2017 ACTIVE** **PRESIDENT** **MNMB5%V5%M**

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

ORDINANCE NO. 2016-27

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS TO RE-ZONE LAND TO A C-5 (GENERAL COMMERCIAL) DISTRICT FOR PROPERTY LOCATED ON THE SOUTH SIDE OF WEST MILLTOWN ROAD, BETWEEN COMMERCE PARKWAY AND OAK HILL ROAD

WHEREAS, an application has been duly filed by Cris Jones of Meijer Stores Limited Partnership with the Planning Commission of the City of Wooster requesting the re-zoning of land (32.38 acres), currently owned by Gerald and Julie Craycraft and The Donald and Alice Noble Foundation Inc., from a C-1 (office and institutional) district to a C-5 (general commercial) district; and

WHEREAS, at its August 1, 2016 meeting, and after a public hearing in accordance with law, the Planning Commission's motion for approval recommendation to City Council for this zoning map amendment failed to receive the five required votes for approval, with three commission members voting in favor and three members voting against; and

WHEREAS, at the next Planning Commission meeting, a motion to reconsider the application was not made. As a result, the recommendation from the Planning Commission for this zoning map amendment is a denial of the application; and

WHEREAS, notice of a public hearing by the City Council on the re-zoning has been duly given and a public hearing has been held on October 17, 2016, all in accordance with law; and

WHEREAS, under WCO 1119.10 (b)(2), when the Planning Commission recommends disapproval of a proposed amendment then no such amendment shall be adopted unless approved by a majority vote of the membership of Council; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be adopted and approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Title Eleven, Zoning, of the Codified Ordinances of the City of Wooster, known as the Zoning Ordinance, is amended so as to re-zone land, 32.38 acres of land with PPN 67-02964.000 and PPN 67-02967.000, from a C-1 (office and institutional) district to a C-5 (general commercial) district for property located on the south side of Milltown Road, between Commerce Parkway and Oak Hill Road, as appears on the map attached hereto.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 10/17/16 2nd reading 11/7/16 3rd reading 11/21/16

Passed: _____, 2016 Vote: _____

Attest: _____
Clerk of Council

_____
President of Council

Approved: _____, 2016

_____
Mayor

Introduced by: Barbara Knapic

Request for Agenda Item
Non-Capital

Division Planning and Zoning **Meeting Date Requested** October 17, 2016

Project Name West Milltown Road Zoning Map Amendment ☐ **Approved for Agenda**

Description (be as descriptive as possible, given space limitations)

Cris Jones of Meijer Stores Limited Partnership representing Gerald and Julie Craycraft and The Donald and Alice Noble Foundation Inc. requesting approval of a Zoning Map Amendment to change the zoning of 32.38 acres on West Milltown Road with Parcel Numbers 67-02964.000 and 67-02967.000 from C-1 (Office and Institutional) to C-5 (General Commercial).

Zoning Amendment applications require a recommendation from the Planning Commission prior to City Council's review. At the August 1st, 2016 meeting of the City of Wooster Planning Commission, a motion was made to forward an approval recommendation from the Planning Commission to City Council for the Zoning Map Amendment application. The motion failed to gain the majority necessary for approval with a vote of three to three. Motions of the Planning Commission must receive five votes for approval, which is a majority of the full membership of the Commission. A possible motion to reconsider the application at subsequent Planning Commission meetings was not made. Therefore, the recommendation from the Planning Commission for this Zoning Map Amendment is the denial of the application.

The application requires a public hearing before City Council per the notification requirements of Section 1119.09 of the City of Wooster Codified Ordinances.

Is there a need for rules suspension or time limitation when this must be passed?

Manager Requesting Andrew Dutton

Date September 29, 2016

Approved for Agenda

1

Wooster OHIO EST. 1808

538 N. Market Street * P.O. Box 1128
Wooster, Ohio 44691-3406

Jonathan S. Millea, AICP
Development Coordinator
Phone : (330) 263-5250
Fax: (330) 263-5247
Email: jmillea@woosteroh.com

MEMO

To: Members of Wooster City Council

From: Jonathan Millea, Development Coordinator

CC: Mr. Robert Breneman, Mayor; Mr. Joel Montgomery, Director of Administration.

Date: 10/13/2016

Re: **C-5 Zoning Request for Meijers Proposal Economic Impacts**

Key Points from Meijers Proposal Summary:

1. **Job Creation** – 270 new jobs created to fill an under-served market.

2. **Tax Revenue Impact** – $360,923 annually before sales tax, with $83,376 direct to City.

3. **Market Need** – Food/Beverage Market 35.7% smaller than needed, resulting in spending leakage.

4. **North End Retail Destination** – Expands retail volume in North End, increasing number of shoppers.

5. **Comprehensive Plan** – Documents that site is best location for this type of development.

6. **Alternative Locations** – Other sites too small, or unavailable; none planned for this type of project.

7. **Public Infrastructure** – Road widening, intersection improvements, and turn lanes at developer's expense. (Quickest way to achieve road improvements and a least expense to taxpayers)

8. **Retail Market Area** – Location in Wooster prevents retail market-share loss to other cities.

9. **Manufacturing Growth** – Retail demand driven by primary job growth (GOJO, LuK, Daisy, etc.)

11. **EZ/CRA ROI** – Development is taxpayer return on investment from other CRA/EZ projects.

12. **School District Impact** – $222,443 taxes to WCSD exceeds all active CRA/EZ combined revenues.

Note: Please see attached report for details. Thank you.

Sincerely,
Jonathan Millea, AICP
Development Coordinator

CITY OF WOOSTER
Planning and Zoning Division
538 North Market Street Wooster, OH 44691
Phone: 330-263-5235 Fax: 330-263-5274

MEMORANDUM

DATE: October 10, 2016

TO: City Council

FROM: Andrew Dutton, Planning and Zoning Manager

RE: West Milltown Road Rezoning Request

A Zoning Map Amendment submitted by Cris Jones of Meijer Stores Limited Partnership to change the zoning of 32.38 acres on West Milltown Road with Parcel Numbers 67-02964.000 and 67-02967.000 from C-1 (Office and Institutional) to C-5 (General Commercial) has been forwarded to City Council. Below, I have provided a summary of the review process, proposed application and staff recommendation.

PROCESS

Zoning Map Amendment applications are first reviewed by the City of Wooster Planning Commission. The Commission is tasked with providing a recommendation to City Council to approve or deny the application.

At the 8/1/16 meeting of the Planning Commission, the Commission heard the Zoning Map Amendment application, which included a required public hearing. Due to the absence of 2 members and the abstention of 1 member, only 6 members were available to vote on the application. A motion to approve the Zoning Map Amendment application received 3 votes in favor of approval and 3 votes against approval. Approval of a motion by the Planning Commission requires 5 votes in favor of approval, which is the majority of the entire Commission. The lack of 5 votes in favor of approval results in the forwarding of a denial recommendation to City Council.

At the 9/28/16 meeting of the Planning Commission, the Commission had the *option* to reconsider the application based on additional submitted information. The motion to reconsider the application needed to be made by a Commission member that had previously voted against approval of the application. No such motion was made at the meeting and the application was not reconsidered.

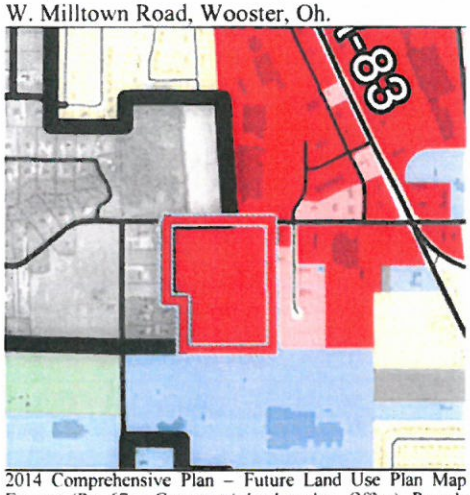
The Zoning Amendment application is therefore forwarded to City Council with a recommendation of denial by the Planning Commission, per the vote of 3 to 3 on 8/1/16.

DEVELOPMENT PROPSAL INFORMATIONAL SUMMARY: Meijers Inc

Prepared by the City of Wooster Department of Community Service and Development Concerning:
Meijers – *Project Site: Milltown Road, Wooster, Ohio 44691*
Application: Zoning Change. Analysis: 10 October 2016

Project Summary: Julie Craycraft and The Donald and Alice Noble Foundation Inc. have submitted a proposal for the rezoning of parcels 67-02964.00 and 67-02967.00 along W. Milltown Road from C-1 to C-5, which would permit a proposed $20,000,000 project to construct a Meijers retail and grocery store and create 270 jobs. No economic incentives have been requested, however, given the scope of the project, this Informational Summary is being provided to describe the potential local economic impacts of the development.

Meijers Proposed Development Site
W. Milltown Road, Wooster, Oh.



2014 Comprehensive Plan – Future Land Use Plan Map Excerpt (Pg. 67 – *Commercial other than Office*). Parcels 67-02964.00 and 67-02967.000 outlined in red at W. Milltown Rd in the North End. Project will create 270 jobs.

Project Impacts:

Consumer Market: Retail trade makes up 12.16% of all Wayne County jobs, compared with 12.5% statewide (Bureau of Labor Statistics, BLS), showing a relatively normal retail market. However, Wayne County has a larger-than normal supply of general merchandise stores, i.e. Walgreens, Home Depot, Pier 1 Imports, etc, that employ 3.28% of the local workforce versus 2.58% statewide, particularly in wholesale, building supply and furniture. This is driven by the county's rural setting, and also many small villages surrounding Wooster that create demand for small convenience stores. The county's food and beverage retail market is 35% smaller than average, employing only 1.49% of the workforce versus 2.32% statewide, suggesting consumer retail spending leakage to other markets (Mansfield, Canton, Akron, etc.).

Location: The North End retail community has a primary market area far beyond the City of Wooster, serving as Wayne County's primary retail destination. Employment, sales, and tax revenue created in the North End is heavily dependent on attracting visitors from outside of Wooster. Data suggests that additional demand exists for certain retail services, which should be expected to increase in the *region* as its population (+1.4% Census) and spending power continues to grow. If the region's retail demand is not met within the North End, it may be met by a similar development occurring *outside* of Wooster or even outside of Wayne County, which could shrink the pool of visitors to the North End, impacting its role as a retail destination. Conversely, the addition of more anchor-scale retail to the area could limit consumer retail spending leakage to other areas, serving to maintain or increase traffic to the North End and Wooster, increasing spending at large and small businesses.

Employment and Wages: Wayne County's unemployment rate was 3.6% in August of 2016 (BLS), the 10th lowest rate in the State of Ohio. Upward pressures on wage rates for various positions throughout the City have been observed, including in the entry-level unskilled wage market where advertised positions offer well above minimum wage. The addition of 270 new employment positions may serve to maintain upward pressure in wages. Wooster's last quarterly monthly wage average was $3,463, ranking as the top 15th among Ohio's 47 metropolitan and micropolitan regions (BLS), adding to spending power.

Revenues: The proposed vacant site creates $7,496 in yearly property tax revenues, compared with $360,927 in local taxes (not including a 0.75% County sales tax, or income tax from out-lot retail development) is the project moves forward. Net revenues from the City are estimated at $83,376 in taxes for the City annually ($67,500 in income taxes and $15,876 in real property tax). Another $222,443 would be generated in real property tax for the Wooster City School District.

TABLE: Project Implication Matrix
Meijers *Hard-Estimated* Level Investment Projected Tax Impacts

Current Value[1] (Milltown Road)	Annual Tax Obligation[1]	Post Project Tax Value ($10,800,000 Invested)	Annual Real Estate Tax Obligation[2]	Annual Tax Obligation with Incentive	Applicant's Annual Savings	Total Savings after 10 Years
$369,300	$7,496	$11,169,300	$300,923.00	N/A	N/A	N/A

Meijer Development Proposal	*Annual City Income Tax Creation*[3]	$67,500	*Net Property Tax Gain with Abatement*	$293,427
	Annual City Property Tax Creation	$15,876	*Annual City Property Tax Creation*[4]	$15,876
	Net City Revenue Annual Creation	$83,376	*Annual WCSD Property Tax Creation*	$222,443

1. Current Value of $369,300 based on the Wayne County Auditor's 100 percent 2015 valuation of taxes assessed for PPN 67-02967.000 and 67-02964.000 with Annual Tax Obligation based on actual reported 2015 taxes payable for 2016. Wayne County Auditor. Wayne County, Ohio. (9/2016) Property Records CAMA Database [Data file]. Retrieved from http://www.waynecountyauditor.org/
2. Figure assumes current tax obligation of PPN 67-02967.000 and 67-02964.000 and $244,931 in new possible taxes resulting from a $9,000,000 investment (based on a range of an overall $32 to $40 per square foot of valuation for similar large-scale developments in the North End, and a valuation of $600,000 per developed out-lot). New tax figure calculated using the Wayne County Auditor's Tax Estimator Tool for tax rates within District 67 for 2016, which is contained within the City's 3rd Ward, the Wooster City School District, and the Wayne County Schools Career Center District, with a total millage of 76.977.
3. Estimated minimum income tax, based on $4,500,000 estimated annual payroll.

Note: Notification to local school districts and a recommendation by the Wooster Growth Corporation are required before an application for a Community Reinvestment Area (CRA) abatement may be considered by the Wooster City Council. Community Reinvestment Area #169-86548-01 is governed by Ohio Revised Code Sections 3735.65 through 3735.70, as administered by the Ohio Development Services Agency, and City of Wooster Ordinances No. 2004-33. For questions on this application or the City of Wooster's CRA in general, please contact the City of Wooster Development Coordinator at 330.263.5250.

APPLICATION

The proposed application under review is exclusively to change the zoning of the subject properties from C-1 (Office and Institutional) to C-5 (General Commercial).

In general, the C-5 district allows for more intensive uses than the C-1 district, such as retail, restaurants, automobile service stations, multi-family residential, etc. A full list of permitted uses can be found in your copy of the Staff Report provided to the Planning Commission. C-1 standards require a site configuration with the building located near the right-of-way, parking to the side and rear of the building and reduced setbacks. C-5 standards require a building setback further from the right-of-way, parking on all sides of the building and increased setbacks, particularly from residential areas.

Per discussion of the Planning Commission at their 8/1/16 meeting, additional information was provided for the project including a site plan, building elevations and a background of Meijer. This information has been provided as a courtesy and is not part of the approval of this Zoning Map Amendment application. If approved, there is clearly a strong likelihood that Meijer will move forward with a possible development. This development would be reviewed by the Planning Commission through a formal Development Plan process which takes into account setbacks, traffic and utility impacts, building design, landscaping and screening, parking, etc.

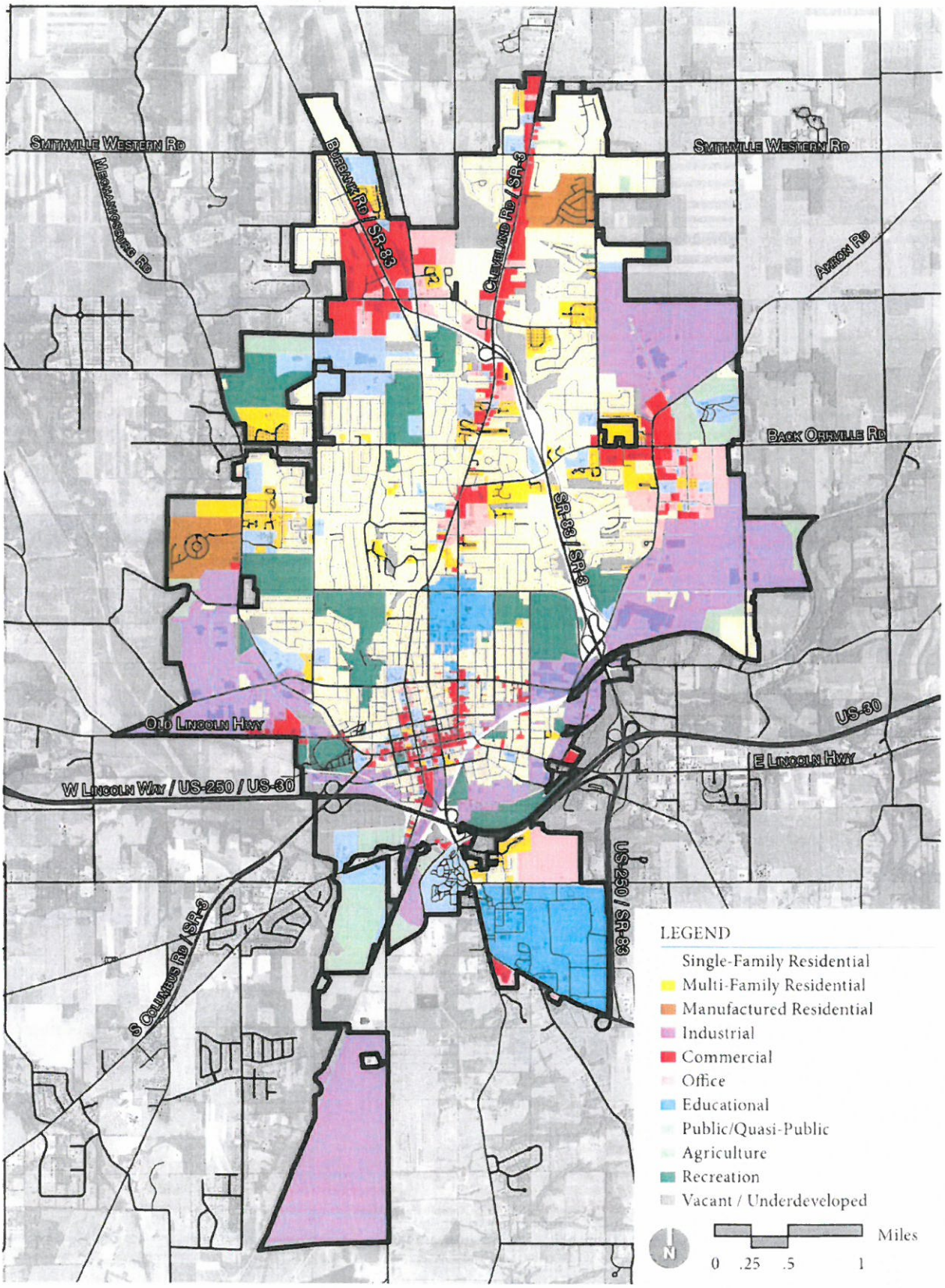
When reviewing this application, please take into account the items in Section 1119.07 which the "Planning Commission and City Council should consider". Please also take into account all possible uses and developments which would result from a C-5 zoning classification, rather than limiting the review to a specific project.

STAFF RECOMMENDATION

As found in the Staff Report, staff has recommended approval of the proposed rezoning from C-1 to C-5. The recommendation is based on review of the proposed rezoning and its relation to Section 1119.07. There have recently been questions regarding the rationale for the staff recommendation. I have provided the following to elaborate on the recommendation:

- The Comprehensive Plan identifies the property as "Commercial" rather than "Office" in the Future Land Use map. In addition, the Plan encourages development within the City Limits rather than rapid annexation. As the Plan is Comprehensive in nature and covers everything from Parks to Land Use to Utilities, no other sections of the Plan are directly applicable to the proposed rezoning.
- Development of the north end has resulted in buildout of the primary commercial corridor along Burbank Road. There is no available land in the area zoned C-5 that would support a substantial commercial development.
- The proposed zoning is largely compatible with area land uses. Land to the northeast and east of the site is zoned commercially and contains retail and office uses. Land to the south is zoned Community Facilities which "...may be utilized to provide a transition between zoning districts". Land to the northwest and west is and located outside of the City Limits, which does not have zoning. These properties include a mix of uses including vacant land, single family residential, a church, and a cell tower.
- Adequate utility, sewer and water facilities are available to the site.
- A development of the site under the C-5 zoning would allow a more intense commercial land use. Staff is confident that the Development Plan review process is capable of addressing impacts, at the cost of the developer, by requiring traffic improvements, buffers from residential areas and an appropriate site configuration.

City of Wooster Comprehensive Plan
Future Land Use Map



6

Owner	Address	City
AMIET RALPH D TRUSTEE	3397 OAK HILL RD	WOOSTER OH 44691
BOARD OF EDUCATION WOOSTER CITY SCHOOLS	144 N MARKET ST	WOOSTER OH 44691
CHESTERLAND ESTATES PLL	1516 TIMKEN RD	WOOSTER OH 44691
COMMERCE PARKWAY	3373 COMMERCE PKWY STE 2	WOOSTER OH 44691
COMMERCIAL AND SAVINGS	91 N CLAY ST	MILLERSBURG OH 44654
CRAYCRAFT GERALD F & JULIE A	3475 OAK HILL RD	WOOSTER OH 44691
KEYSTONE TRANSLOAD	1281 STETLEP RD	MIFFLINTOWN PA 17059
LOWES HOME CENTERS INC	1000 LOWES BLVD	MOORESVILLE NC 28117
PAUMIER LOUIS M & MONICA	3369 OAK HILL RD	WOOSTER OH 44691
SBA 2012 TC ASSETS LLC	5900 BROKEN SOUND PKWY NW	BOCA RATON FL 33487
SHIRER LARRY THOMAS & INEZ F S/T	3363 OAK HILL RD	WOOSTER OH 44691
TWICHELL DEWITT H	1525 CLAY ST APT 6	SAN FRANCISCO CA 94109
WMIA LLC	3524 COMMERCE PKWY	WOOSTER OH 44691

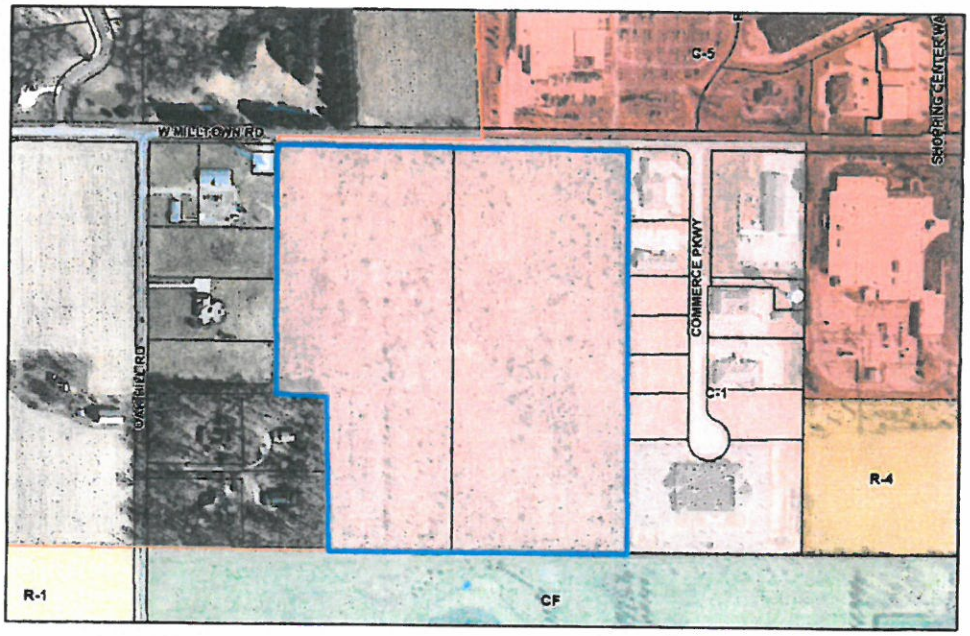
ZC-265

Zoning Map Amendment #ZC-265
West Milltown Road Rezoning

Property Owner:	Julie Craycraft and The Donald and Alice Noble Foundation Inc.
Applicant:	Cris Jones of Meijer Stores Limited Partnership
Location:	West Milltown Road (Parcel Numbers 67-02964.00 and 67-02967.00)
Existing Zoning:	C-1 (Office and Institutional)
Proposed Zoning:	C-5 (General Commercial)
Request:	An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from C-1 (Office and Institutional) to C-5 (General Commercial)

LOCATION AND SURROUNDING USES

The site consists of two properties composed of 32.38 acres located on the south side of West Milltown Road. Properties to the north are vacant land located outside the City of Wooster and a commercial use in the City zoned C-5. Properties to the east contain office uses and vacant properties zoned C-1. Property to the south contains Wooster High School, which is zoned CF (Community Facilities). Properties to the west are located outside the City of Wooster and contain a wireless telecommunication facility use, a church use, single family residential uses, and vacant land.



PROPOSED APPLICATION

The current site consists of two undeveloped properties on the south side of West Milltown Road. Both properties are currently zoned C-1. The applicant has proposed the rezoning of both properties to C-5 and has indicated that the proposed uses are a Meijer retail store, convenience store with a gas station and commercial outlots.

PLANNING COMMISSION RECONSIDERATION

At the August 1st Planning Commission meeting, a motion to forward an approval recommendation to City Council for this Zoning Map Amendment failed to receive the required votes for approval with three Commission members voted in favor of the motion and three Commission members voted against the motion. In addition, one Commission member recused herself from reviewing the application due to a conflict of interest and two Commission members were unable to attend the meeting. A motion related to a Zoning Map Amendment application requires five votes in favor for approval.

The applicant has recently provided additional information related to the Zoning Map Amendment application which was not previously available at the August 1st Planning Commission meeting. Information provided includes a conceptual site plan, a cross section of the southwest portion of the site, building elevations, and a Meijer company overview. Based on the submission of this additional information, a member who voted against an approval recommendation at the August 1st Planning Commission meeting may make a motion for the Commission to reconsider the application.

These additional items have been provided as a supplement and are not required by the Planning and Zoning Code for a Zoning Map Amendment application. At this time, these supplemental items are not being reviewed for approval. In the event the project progresses, a Development Plan application will be reviewed by the Planning Commission. At such time, detailed information regarding setbacks, landscaping and screening, parking, building elevations, traffic, lighting, etc. will be required for review by the Planning Commission and City Staff.

ZONING DISTRICT INTENT

The intent of the C-1 zoning district is as follows, per Section 1141.01(d):

> To create an environment conducive to well-located and designed office building sites and to accommodate office users. This District shall act as a buffer zone to residential districts, thus providing protection from more intense business uses or major thoroughfares.

The intent of the C-5 zoning district is as follows, per Section 1141.01(h):

> To accommodate a broad range of commercial services and activities in locations adequately served by major streets and other facilities and to provide a wide range of goods and services to a large consumer population coming from an extensive area

DISTRICT DIFFERENCES

The C-1 and C-5 districts have a number of development standard differences found in Sections 1141.04 and 1141.06. Overall, C-1 standards require a site configuration with the building located near the right-of-way, parking to the side and rear of the building and reduced setbacks. C-5 standards require a building setback further from the right-of-way, parking on all sides of the building and increased setbacks, particularly from residential areas.

In addition, the following Table 1141.02 includes a list of all Permitted (P), Conditional (C), Accessory (A), and Prohibited (-- or not included in the table) uses in the C-1 and C-5 zoning districts:

	C-1	C-5
Residential/Lodging		
A. Single-family dwelling	P[4]	--
B. Single-family attached dwellings	--	--
C. Two-family dwelling	P[4]	C
D. Dwelling unit(s) above the first floor of a building	--	P
E. Bed and breakfast establishment	C	--
F. Hotel, motel	--	P
G. Multi-family dwelling	--	C
Office and Professional Services		
A. Administrative, business and/or professional office	P	P
B. Bank and other financial institutions	--	P
C. Medical/dental office	P	P
D. Medical/dental/health services clinic	P	P
E. Hospital	--	--
Retail and Services		
A. Retail establishment	P[1]	P
B. Freestanding automated teller machine or drive-thru	--	C
C. Restaurant, indoor	--	P
D. Drive-thru facility in assoc. with a permitted use	--	C
E. Funeral home	P	P
F. Outdoor display/sales	--	P
G. Service establishment, business	C[3]	P
H. Service establishment, personal	C[3]	P
I. Veterinary office, animal hospital	--	P
J. Dog day care/grooming facility	--	P
K. Kennel (with no outdoor run)	--	P
L. Custom Print Shop	--	P[5]
M. Microbrewery, Microdistillery or Microwinery	--	P

	C-1	C-5
Automotive/ Transportation		
A. Gasoline station / pumps	--	P
B. Car wash	--	P
C. Automobile service station	--	P
D. Vehicle repair garage	--	C
E. Public use parking lot	C	--
F. Motor vehicle sales and rental	--	C
G. Public transportation terminal	--	P
H. Self-storage facility, indoor	--	C
Entertainment – Recreation		
A. Commercial recreation, indoor	--	C
B. Commercial recreation, outdoor	--	C
C. Health Club	--	P
D. School, specialty/personal instruction	C	P
E. Theater	--	P
F. Assembly hall/ membership club/conference center	C	P
G. Public park or playground	P	P

	C-1	C-5
Community Facilities/ Other		
A. Congregate care facility	P	P
B. Nursing home	P	P
C. Place of worship/church	C	P
D. Day care facility, child and/or adult	C[3]	P
E. School, commercial, business or trade	P	P
F. School (public/private) elementary/secondary	C	P
G. School (public/private) College/university;	C	C
H. Public safety, health or utility facility	P	P
I. Public service/ maintenance facility	--	P
J. Utility substation/ distribution facility, indoor	C	C
K. Wireless telecommunication facility	See Chapter 1173	
L. Library, cultural institution	C	P

	C-1	C-5
Accessory Uses		
A. Accessory recreational facilities	--	--
B. Crematorium when accessory to a funeral home	A	A
C. Off-street parking facility	A	A
D. Outdoor storage of vehicles & equipment	--	A
E. Outdoor storage of goods & general merchandise	--	A
F. Restaurant, outdoor dining	--	A

[1] This use shall be permitted by-right only when part of a multi-establishment building and is not the principal use of a building (i.e. occupying the majority of gross floor area). Otherwise, it is a prohibited use.

[2] All operations, including storage, shall take place in a principal and/or an accessory building.

[3] This use shall be permitted by-right when part of a multi-establishment building, and it is not the principal use a building. If the use is proposed to be the principal use in any building (i.e. occupying the majority of gross floor area), then the use is a conditional use.

[4] Only those dwelling units that existed on June 21, 2007 shall be permitted. New dwelling units are prohibited.

[5] Custom printing shall not be done for any wholesale purpose, use, or for other businesses; no noise or fumes shall be noticeable to adjacent property owners or shall be noticeable to the general public from the street; no heavy truck traffic shall be generated from this use; no evidence of the production area shall be seen from the exterior of the building or shall be visible from the display windows to the general public.

COMPREHENSIVE PLAN

Figure 3.11 of the Comprehensive Plan, "Future Land Use", categorizes future land use for the site as "Commercial". Table 4.1 and Figure 4.9 of the Plan, "Planned Motorized Transportation Projects" do not indicate planned road improvements by the City of Wooster to West Milltown Road. However, the Table and Figure indicate planned public road improvements to Oak Hill Road between Oldman Road and West Milltown Road. As the Comprehensive Plan encompasses many topics at a larger level, no further detail is provided in the Plan for the subject property.

UTILITY AVAILABILITY/TRAFFIC IMPACTS

Public water and sanitary sewer services are currently available along West Milltown Road and Commerce Parkway. In addition, a City of Wooster water tower is located to the east of the site on Commerce Parkway.

As noted, a Development Plan application is not required with the proposed Zoning Map Amendment application. As noted by the City Engineer, if the project moves forward, the applicant will be required to provide a detailed traffic study indicating impacts and necessary public improvements. The study will be reviewed by the City Engineer in coordination with the County Engineer, as a portion of the northern half of the West Milltown Road right-of-way is located outside of the city limits.

CRITERIA FOR APPROVAL

When a proposed amendment would result in a change of zoning classification of any property, the Planning Commission and the City Council should consider whether:

(1) The change in classification would be consistent with the Comprehensive Plan of the City or other adopted plans and policies.

(2) The change in classification would be consistent with the intent and purposes of this Planning and Zoning Code.

(3) The proposed amendment is made necessary because of changed or changing conditions in the area affected, and if so, the nature of such changed or changing conditions.

(4) The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity. The Planning Commission may suggest conditions and restrictions on the uses that would be permitted on the property if it were reclassified in order to attain compatibility with the uses permitted on other property in the immediate vicinity.

(5) The uses that would be permitted on the property if it were reclassified would have an adverse environmental or health impact on the immediate surrounding area in terms of acceptable air, noise, light, or water quality standards.

(6) Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

(7) The amount of vacant land with the same zoning classification as proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, if any, make a substantial part of such vacant land unavailable for development.

(8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

STAFF RECOMMENDATION

Staff recommends approval of Zoning Amendment #ZC-265 to change the zoning from C-1 (Office and Institutional) to C-5 (General Commercial) for the subject West Milltown Road properties.

Application Number: 2016-1455 Zoning Amendment Number: ZC-265

CITY OF WOOSTER DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
538 North Market Street
Wooster, OH 44691
Phone: 330-263-5238 Fax: 330-263-5274

ZONING AMENDMENT APPLICATION TO THE PLANNING COMMISSION

Property Location: Milltown Road, Wooster OH

Property Owner:
* Both parcels C/O Jack Gant of Gant Realty

Name: Gerald and Julie Craycraft & Donald & Alice Noble Foundation Inc.
Address: 3475 Oak Hill Road, Wooster OH 44691 121 N. Market Street, 6th Floor, Wooster OH 44691
Phone: 330-465-7692 Email: jgant@gant-realty.com

Applicant:
(If different than Property Owner)

Name: Cris Jones - Meijer Stores Limited Partnership
Address: 2350 Three Mile Road NW, Grand Rapids, MI 49544
Phone: 616-735-7992 Email: Cris.Jones@meijer.com

Zoning Amendment Type: ☐ Zoning Code Amendment ($150 fee) ☑ Zoning Map Amendment ($150 fee)

Parcel ID Number (if applicable): 67-02967.000 67-02964.000 **Property Acreage (if applicable):** 32.38 (15.29 & 17.09)

Current Zoning (if applicable): C-1 **Proposed Zoning (if applicable):** C-5

Request *(Use a separate sheet if necessary)*: Rezone from C-1 Office and Institutional to C-5 General Commercial, for Meijer Retail Store and Convenience Store Gas location and other commercial outlots.

Submittal Requirements: The reverse side of this form indicates the required items to be submitted in order for an application to be heard by the Planning Commission.

Authorized Signature: I hereby certify that the information contained in this application is accurate to the best of my knowledge and I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record.

[signature] 5/26/16

Signature of Property Owner or Authorized Applicant *Date*

DO NOT WRITE BELOW THIS LINE – FOR OFFICIAL USE ONLY

Application Filed: 6/1/16 **Fee Paid:** 6/1/16 **Hearing:** ~~6/22/16~~ 8/1/16 ~~8/24/16~~ ★ per applicant's Request ~~9/28/16~~

Decision: ☐ Granted ☐ Denied (See Permit for Conditions)

13

CITY OF WOOSTER
PLANNING DEPARTMENT

TO:	Roger Kobilarcsik	**DATE:**	June 1, 2016
FROM:	Planning Department	**RE:**	Zoning Amendment Evaluation

DEPARTMENT OR COMMISSION REVIEWING APPLICATION:

- ☐ Building Standards
- ☐ Design Commission
- ■ Engineering Department
- ☐ Fire Department
- ☐ Law Director
- ☐ Parks and Recreation
- ☐ Police Department
- ☐ School Board
- ☐ Township Trustees
- ☐ Traffic Commission
- ☐ Other

NAME OF APPLICANT: Cris Jones, Meijer Stores Limited Partnership

NAME OF SUBDIVISION, PUD, ETC.:

LOCATION: Milltown Road

APPLICATION NO.: ZC-265 (Rezone from C1 to C5)

- ☐ Annexation
- ☐ Community Shopping Center
- ☐ Conditional Use
- ■ Development Plan
- ☐ Mobile Home Park
- ☐ Planned Development Overlay District (PDOD)
- ☐ Rezoning
- ☐ Subdivision
- ☐ Zoning Code Amendment

COMMENTS: (If no comment, please indicate and return.)

1. Site development must comply with all provisions of the City's site development and improvement manual for storm water management.

2. Developer must use the current City of Wooster Engineering standards

3. Developer must obtain the necessary engineering permits

4. Traffic study will be required with proposed development has greater than 100 vehicles per day projected.

(If additional space is needed, please write on the back or attach a separate sheet.)

Roger Kobilarcsik — 6/2/16

(Signature/Title) City Engineer **(Date)**

PLEASE FORWARD ALL COMMENTS TO THE PLANNING DEPARTMENT **ON June 15, 2016 BY 2:00 P.M.**

CITY OF WOOSTER
PLANNING DEPARTMENT

TO:	Nathan Murphy	**DATE:**	June 1, 2016
FROM:	Planning Department	**RE:**	Zoning Amendment Evaluation

DEPARTMENT OR COMMISSION REVIEWING APPLICATION:

- ☐ Building Standards
- ☐ Design Commission
- ☐ Engineering Department
- ■ Fire Department
- ☐ Law Director
- ☐ Parks and Recreation
- ☐ Police Department
- ☐ School Board
- ☐ Township Trustees
- ☐ Traffic Commission
- ☐ Other

NAME OF APPLICANT: Cris Jones, Meijer Stores Limited Partnership

NAME OF SUBDIVISION, PUD, ETC.:

LOCATION: Milltown Road

APPLICATION NO.: ZC-265

- ☐ Annexation
- ☐ Community Shopping Center
- ☐ Conditional Use
- ☐ Development Plan
- ☐ Mobile Home Park
- ☐ Planned Development Overlay District (PDOD)
- ☐ Rezoning
- ☐ Subdivision
- ☐ Zoning Code Amendment

COMMENTS: (If no comment, please indicate and return.)

No issue other than road improvements once the facility is complete.

(If additional space is needed, please write on the back or attach a separate sheet.)

(Signature/Title) **(Date)**

PLEASE FORWARD ALL COMMENTS TO THE PLANNING DEPARTMENT **ON June 15, 2016 BY 2:00 P.M.**

15

WOOLPERT

Aug. 10, 2016

Andrew Dutton
City of Wooster Development Department Planning Division
538 North Market Street
Wooster, Ohio 44691

RE: Meijer and Convenience Store/Gas – Zoning Amendment Request- Supplemental Info

Dear Mr. Dutton:

Please accept this supplemental info package for the zoning amendment proposed for the Meijer development. We are requesting that this property be rezoned to C-5 (General Business) to allow for a proposed Meijer Retail Store and Convenience Store/Gas Station and other commercial out lots. This is consistent with the adopted City Comprehensive Plan from 2014 that designates the future use of the site as Commercial as shown on attached plan copied from Figure 3.11 in the Comprehensive Plan.

Additionally, the attached plans may help the Commission to understand that we are actually providing over and above the required screening for the residential parcels to the West. We understand that these plans are provided for the Commission for info only so that they can make a decision on the proposed rezoning.

Should you have any questions, please don't hesitate to call me at 513-527-2546.
Sincerely,
Woolpert, Inc.

Lanie Wess

Lanie Wess
Project Manager
C/O Meijer Stores Limited Partnership

Cc: Cris Jones, Meijer
Jack Gant, Gant Realty
Brian Smallwood, Woolpert

Woolpert, Inc.
4454 Idea Center Boulevard
Dayton, OH 45430-1500
937.461.5660

WOOLPERT

May 31, 2016

Andrew Dutton
City of Wooster Development Department Planning Division
538 North Market Street
Wooster, Ohio 44691

RE: Meijer and Convenience Store/Gas – Zoning Amendment Request

Dear Mr. Dutton:

Please accept this application for zoning amendment for proposed Meijer development. We are requesting that this property be rezoned to C-5 (General Business) to allow for a proposed Meijer Retail Store and Convenience Store/Gas Station and other commercial out lots. The proposed Meijer development would serve the public as an expansion to the City of Wooster's growing retail shopping options as well as provide opportunities for other retail/restaurants on out lots fronting on Milltown Road.

The proposed rezoning is consistent with the adopted City Comprehensive Plan that designates the future use of the site as Commercial and the rezoning represents a natural extension of the existing C-5 Zone to the north.

Should you have any questions, please don't hesitate to call me at 513-527-2546.
Sincerely,
Woolpert, Inc.

Lanie Wess

Lanie Wess
Project Manager
C/O Meijer Stores Limited Partnership

Cc: Cris Jones, Meijer
Brian Smallwood, Woolpert

Woolpert, Inc.
4454 Idea Center Boulevard
Dayton, OH 45430-1500
937.461.5660

August 22, 2016

TO: City of Wooster Planning Commission

FROM: Larry A. Stern, M.D.

Dear Planning Commission Members,

As a resident of Wooster with a home in the North End, I am opposed to the proposed rezoning on West Milltown Road to accommodate the development of a Meijer department store. I am not opposed to the idea of Meijer locating in the Wooster area, but feel that there are many more suitable locations for such an enterprise.

First, it would appear as though the infrastructure is not in place for such a large big box retailer. By their very nature, these stores achieve an economy of scale by means of large sales volumes. The result would be more traffic and gridlock in an area already near capacity. Even now, during certain periods of each week, the Milltown corridor is extremely congested, with traffic reminiscent of a major metropolitan area. I doubt that Wooster residents would welcome such inconvenience and deterioration of our small-town conveniences.

Furthermore, there are numerous well-maintained and established residential areas in the area of the proposed Meijer department store. These neighborhoods possess a calm and peacefulness that attracted these families to the area in the first place. It would be a severe disservice to the property owners in the North End to locate such a big box retailer at this site, with its attendant noise, distraction, clamor, and commotion.

There are much better locations for such a large retail establishment. It is my hope that the Planning Commission will see fit to reject the currently proposed site in favor of a more sensible and prudent location.

Sincerely,

Larry A. Stern, M.D.

2570 Oak Hill Road
Wooster, OH 44691

Mobile phone 330-465-4429

18

WOOLPERT

LEGAL DESCRIPTION OF PARCEL 1
WEST MILLTOWN ROAD (T.R. 184)
TOWNSHIP OF WAYNE, WAYNE COUNTY, OHIO
CONTAINING 15.288 ACRES
MAY 27, 2016

SITUATED IN THE TOWNSHIP OF WAYNE, COUNTY OF WAYNE AND STATE OF OHIO:
AND KNOWN AS BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWN 16, RANGE 13 WEST, AND ALSO BEING ALL THE REMAINING LANDS CURRENTLY OWNED IN THAT QUARTER SECTION BY PETER E. AND LEONA L. FRANKENSTEIN AS RECORDED IN DEED VOLUME 270, PAGE 494 OF THE WAYNE COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/4-INCH IRON PIN FOUND IN THE NORTHWEST CORNER OF SECTION 28;
1. THENCE, SOUTH 89 DEG. 43' 46" EAST 1796.31 FEET ALONG THE NORTH LINE OF SECTION 28 AND THE CENTERLINE OF MILLTOWN ROAD, TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY THE CITY OF WOOSTER AS RECORDED IN O.R. VOLUME 681, PAGE 47 OF THE WAYNE COUNTY DEED RECORDS;
2. THENCE, ALONG THE WEST LINE OF SAID PARCEL OF LAND OWNED BY THE CITY OF WOOSTER, SOUTH 00 DEG. 28' 17" EAST, 465.61 FEET TO A IRON PIN SET;
3. THENCE, ALONG THE SOUTH LINE OF SAID CITY OF WOOSTER PARCEL, SOUTH 89 DEG. 42' 16" EAST, 230.08 FEET TO A IRON PIN SET;
4. THENCE, ALONG THE WEST LINE OF SAID CITY OF WOOSTER PARCEL, SOUTH 00 DEG. 28' 39" EAST, 70.00 FEET TO A IRON PIN SET;
5. THENCE, ALONG THE SOUTHERN MOST LINE OF SAID CITY OF WOOSTER PARCEL, SOUTH 89 DEG. 42' 16" EAST, 100.00 FEET TO AN IRON PIN SET IN THE WEST LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY BUEHLER FOOD MARKETS, INC. AS RECORDED IN O.R. VOLUME 545, PAGE 232 OF THE WAYNE COUNTY DEED RECORDS;
6. THENCE, ALONG SAID LINE, SOUTH 00 DEG. 28' 39" EAST, 787.51 FEET TO A POINT WITNESSED BY A 3/4-INCH PIPE FOUND 0.26 FEET NORTH, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BUEHLER FOOD MARKETS PARCEL AND BEING ON THE NORTH LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY WOOSTER CITY SCHOOL DISTRICT AS RECORDED IN O.R. VOLUME 681, PAGE 697 OF THE WAYNE COUNTY DEED RECORDS;
7. THENCE, ALONG SAID LINE, NORTH 89 DEG. 49' 55" WEST, 1528.20 FEET TO A POINT IN THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY LARRY THOMAS AND INEZ F. SHIRER AS RECORDED IN O.R. VOLUME 596, PAGE 532 OF THE WAYNE COUNTY DEED RECORDS, SAID POINT WITNESSED BY A 3/4 INCH REBAR FOUND SOUTH 89 DEG. 06' 27" EAST, 20.00 FEET DISTANT;
8. THENCE, NORTH 00 DEG. 21' 41" WEST, 499.82 FEET ALONG THE EAST LINE OF THE AFOREMENTIONED SHIRER AND ALONG THE EAST LINE OF LANDS NOW OR FORMERLY OWNED BY LOUIS M. AND MONICA PAUMIER AS RECORDED IN O.R. VOLUME 639, PAGE 733 OF THE WAYNE COUNTY DEED RECORDS TO A 3/4 INCH REBAR FOUND;
9. THENCE, NORTH 89 DEG. 49' 57" WEST, 600.29 FEET ALONG THE NORTH LINE OF THE AFOREMENTIONED PAUMIER AND ALONG THE NORTH LINE OF LANDS NOW OR FORMERLY OWNED BY RALPH D. AMIET AS RECORDED IN O.R. VOLUME 656, PAGE 161 OF THE WAYNE COUNTY DEED RECORDS TO A POINT IN THE WEST LINE OF SECTION 28, ALSO BEING IN THE CENTERLINE FOR OAK HILL ROAD, SAID POINT WITNESSED BY A 3/4 INCH REBAR FOUND NORTH 89 DEG. 49' 57" EAST. 30.00 FEET DISTANT;

Woolpert
600 Superior Avenue, Suite 1300
Cleveland, OH 44114
216.416.1501

10. THENCE NORTH 00 DEG. 23' 42" WEST, 827.22 FEET ALONG THE WEST LINE OF SECTION 28, ALSO BEING IN THE CENTERLINE FOR OAK HILL ROAD TO THE PLACE OF BEGINNING.
CONTAINING 54.135 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ANY LEGAL EASEMENTS, RIGHTS OF WAY, OR RESERVATIONS THAT MAY PERTAIN TO THIS PARCEL OF LAND.
THE BASIS OF BEARINGS FOR THE BEARINGS HEREIN IS GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM, ALL IRON PINS SET ARE 5/8-INCH REBAR WITH YELLOW CAPS MARKED "ENGINEERING ASSOCIATES INC."
THIS DESCRIPTION PREPARED FROM A SURVEY COMPLETED DECEMBER 11, 1997, BY WILLIAM H LONG, P.S. 6505 FOR ENGINEERING ASSOCIATES, INC. P.P. NO. 53-01859.

EXCEPTING THEREFROM THE FOLLOWING:

(REFERENCE: DEED BOOK 201 PAGE 828)

PARCEL NO.1:
SITUATED IN THE TOWNSHIP OF WAYNE, COUNTY OF WAYNE AND STATE OF OHIO:
AND KNOWN AS BEING SITUATED IN STATE OF OHIO, COUNTY OF WAYNE, TOWNSHIP OF WAYNE, NORTHWEST QUARTER OF SECTION 28, TOWN 16 NORTH, RANGE 13 WEST, AND BEING PART OF A PARCEL CONVEYED TO GERALD F. AND JULIE A. CRAYCRAFT AS RECORDED IN OFFICIAL RECORD VOLUME 120, PAGE 194 OF THE WAYNE COUNTY RECORDER'S OFFICE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28;
1. THENCE SOUTH 00 DEG. 23' 42" EAST, 300.02 FEET ALONG THE SECTION LINE TO A RAILROAD SPIKE FOUND IN THE CENTER OF OAK HILL ROAD; SAID RAILROAD SPIKE BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;
2. THENCE SOUTH 89 DEG. 43' 46" EAST, 435.60 FEET ALONG THE SOUTHERN PROPERTY LINE OF LANDS CURRENTLY OWNED BY THE WOOSTER BRETHREN IN CHRIST CHURCH, PASSING THROUGH AN IRON PIN FOUND WITH ENGINEERING ASSOCIATES CAP AT 20.00 FEET, TO AN IRON PIN FOUND WITH ENGINEERING ASSOCIATES CAP;
3. THENCE SOUTH 00 DEG. 23' 42" EAST 163.59 FEET TO AN IRON PIN SET;
4. THENCE NORTH 89 DEG. 43' 46" WEST, 435.60 FEET TO A RAILROAD SPIKE SET ON THE WESTERN LINE OF THE NORTHWEST QUARTER OF SECTION 28 AND IN THE CENTERLINE OF OAK HILL ROAD, SAID RAILROAD SPIKE WITNESSED BY AN IRON PIN SET 20.00 FEET EAST ON LINE;
5. THENCE NORTH 00 DEG. 23' 42" WEST, 163.59 FEET ALONG THE SECTION LINE AND CENTERLINE OF OAK HILL ROAD TO THE TRUE PLACE OF BEGINNING.
CONTAINING 1.636 ACRES, MORE OR LESS, BUT SUBJECT TO THE PUBLIC HIGHWAY.
THIS DESCRIPTION WAS PREPARED UNDER THE SUPERVISION OF WILLIAM H. LONG, P.S. 6505 FROM A SURVEY MADE BY ENGINEERING ASSOCIATES, INC. IN MARCH 1999.
THE IRON PINS SET ARE 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH TOPPED WITH AN IDENTIFICATION CAP MARKED ENGINEERING ASSOCIATES.
THE BEARINGS REFERRED TO HEREIN ARE RELATIVE TO OHIO GRID NORTH, STATE PLANE COORDINATE SYSTEM. PERMANENT PARCEL NO. 53-01859.006.

PARCEL NO. 2:
SITUATED IN THE TOWNSHIP OF WAYNE, COUNTY OF WAYNE AND STATE OF OHIO:
AND KNOWN AS BEING SITUATED IN STATE OF OHIO, COUNTY OF WAYNE, TOWNSHIP OF WAYNE, NORTHWEST QUARTER OF SECTION 28, TOWN 16 NORTH, RANGE 13 WEST, AND BEING PART OF A PARCEL CONVEYED TO GERALD F. AND JULIE A. CRAYCRAFT AS RECORDED IN OFFICIAL RECORD VOLUME 120, PAGE 194 OF THE WAYNE COUNTY RECORDER'S OFFICE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28;
1. THENCE SOUTH 00 DEG. 23' 42" EAST, 463.61 FEET ALONG THE SECTION LINE TO A RAILROAD SPIKE SET IN THE CENTER OF OAK HILL ROAD; SAID RAILROAD SPIKE BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;
2. THENCE SOUTH 89 DEG. 43' 46" EAST, 435.60 FEET, PASSING THROUGH AN IRON PIN SET AT 20.00 FEET, TO AN IRON PIN SET;
3. THENCE SOUTH 00 DEG. 23' 42" EAST, 200.00 FEET TO AN IRON PIN SET;
4. THENCE NORTH 89 DEG. 43' 46" WEST, 435.60 FEET TO A RAILROAD SPIKE SET ON THE WESTERN LINE OF THE NORTHWEST QUARTER OF SECTION 28 AND IN THE CENTERLINE OF OAK HILL ROAD, SAID RAILROAD SPIKE WITNESSED BY AN IRON PIN SET 20.00 FEET EAST ON LINE;
5. THENCE NORTH 00 DEG. 23' 42" WEST, 200.00 FEET ALONG THE SECTION LINE AND CENTERLINE OF OAK HILL ROAD TO THE TRUE PLACE OF BEGINNING.
CONTAINING 2.000 ACRES, MORE OR LESS, BUT SUBJECT TO THE PUBLIC HIGHWAY.
THIS DESCRIPTION WAS PREPARED UNDER THE SUPERVISION OF WILLIAM H. LONG P.S. 6505 FROM A SURVEY MADE BY ENGINEERING ASSOCIATES, INC., IN MARCH 1999.
THE IRON PINS SET ARE 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH TOPPED WITH AN IDENTIFICATION CAP MARKED ENGINEERING ASSOCIATES.
THE BEARINGS REFERRED TO HEREIN ARE RELATIVE TO OHIO GRID NORTH, STATE PLANE COORDINATE SYSTEM. PERMANENT PARCEL NO. 53-01859,007

PARCEL NO. 3:
SITUATED IN THE TOWNSHIP OF WAYNE, COUNTY OF WAYNE AND STATE OF OHIO:
AND KNOWN AS BEING SITUATED IN STATE OF OHIO, COUNTY OF WAYNE, TOWNSHIP OF WAYNE, NORTHWEST QUARTER OF SECTION 28, TOWN 16 NORTH, RANGE 13 WEST, AND BEING PART OF A PARCEL CONVEYED TO GERALD F. AND JULIE A. CRAYCRAFT AS RECORDED IN OFFICIAL RECORD VOLUME 120, PAGE 194 OF THE WAYNE COUNTY RECORDER'S OFFICE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28;
1. THENCE SOUTH 00 DEG. 23' 42" EAST, 663.61 FEET ALONG THE SECTION LINE TO A RAILROAD SPIKE SET IN THE CENTER OF OAK HILL ROAD; SAID RAILROAD SPIKE BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;
2. THENCE SOUTH 89 DEG. 43' 46" EAST, 435.60 FEET, PASSING THROUGH AN IRON PIN SET AT 20.00 FEET, TO AN IRON PIN SET;
3. THENCE SOUTH 00 DEG. 23' 42" EAST, 162.82 FEET TO AN IRON PIN SET;

4. THENCE NORTH 89 DEG. 49' 57" WEST, 435.59 FEET ALONG THE NORTHERN PROPERTY LINE OF LANDS CURRENTLY OWNED BY LOUIS M. & MONICA PAUMIER AS RECORDED IN DEED VOLUME 639, PAGE 733 AND OF LANDS CURRENTLY OWNED BY RALPH D. AMIET AS RECORDED IN DEED VOLUME 656, PAGE 161 TO A RAILROAD SPIKE SET ON THE WESTERN LINE OF THE NORTHWEST QUARTER OF SECTION 28 AND IN THE CENTERLINE OF OAK HILL ROAD, SAID RAILROAD SPIKE WITNESSED BY AN IRON PIN WITH GASBARRE CAP FOUND 30.00 FEET EAST ON LINE;
5. THENCE NORTH 00 DEG. 23' 42" WEST, 163.60 FEET ALONG THE SECTION LINE AND CENTERLINE OF OAK HILL ROAD TO THE TRUE PLACE OF BEGINNING.
CONTAINING 1.632 ACRES, MORE OR LESS, BUT SUBJECT TO THE PUBLIC HIGHWAY.
THIS DESCRIPTION WAS PREPARED UNDER THE SUPERVISION OF WILLIAM H. LONG, P.S. 6505 FROM A SURVEY MADE BY ENGINEERING ASSOCIATES, INC. IN MARCH 1999.
THE IRON PINS SET ARE 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH TOPPED WITH AN IDENTIFICATION CAP MARKED ENGINEERING ASSOCIATES.
THE BEARINGS REFERRED TO HEREIN ARE RELATIVE TO OHIO GRID NORTH, STATE PLANE COORDINATE SYSTEM. PERMANENT PARCEL NO. 53-01859.008.

FURTHER EXCEPTING:
(REFERENCE: DEED BOOK 139 PAGE 992)
SITUATED IN THE TOWNSHIP OF WAYNE, COUNTY OF WAYNE AND STATE OF OHIO:
AND KNOWN AS BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWN 16, RANGE 13 WEST, AND ALSO BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY GERALD F. AND JULIE A. CRAYCRAFT AS RECORDED IN O.R. VOLUME 120, PAGE 194 OF THE WAYNE COUNTY RECORDS OF DEEDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 3/4-INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 28, SAID IRON PIN BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED AND WITNESSED BY AN IRON PIN SET SOUTH 36 DEG. 52' 46" EAST, 36.25 FEET DISTANT;
1) THENCE, ALONG THE NORTH LINE OF SECTION 28 AND THE CENTERLINE OF MILLTOWN ROAD, SOUTH 89 DEG. 43' 46" EAST, 435.60 FEET TO A RAILROAD SPIKE SET AND WITNESSED BY AN IRON PIN SET SOUTH 00 DEG. 23' 42" EAST, 30.00 FEET DISTANT;
2) THENCE, SOUTH 00 DEG. 23' 42" EAST, 300.02 FEET TO A IRON PIN SET;
3) THENCE, NORTH 89 DEG. 43' 46" WEST, PASSING OVER A IRON PIN SET AT 415.60 FEET, A DISTANCE OF 435.60 FEET TO A RAILROAD SPIKE SET;
4) THENCE, ALONG THE WEST LINE OF SECTION 28 AND THE CENTERLINE OF OAK HILL ROAD, NORTH 00 DEG. 23' 42" WEST, 300.02 FEET TO THE TRUE PLACE OF BEGINNING.
CONTAINING 3.000 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ANY LEGAL EASEMENTS, RIGHTS OF WAY, OR RESERVATIONS THAT MAY PERTAIN TO THIS PARCEL OF LAND;
THE BASIS OF BEARINGS FOR THE BEARINGS HEREIN IS GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM.
ALL IRON PINS SET ARE 5/8-INCH REBAR WITH YELLOW CAPS MARKED "ENGINEERING ASSOCIATES INC.".
THIS DESCRIPTION PREPARED FROM A SURVEY COMPLETED MAY 1, 1998, BY WILLIAM H. LONG, P.S. 6505 FOR ENGINEERING ASSOCIATE, INC.

FURTHER EXCEPTING THE FOLLOWING:
(REFERENCE: DEED BOOK 120 PAGE 204)

PARCEL NO. 1:
SITUATED IN THE TOWNSHIP OF WAYNE, COUNTY OF WAYNE AND STATE OF OHIO:
AND KNOWN AS BEING A PART OR THE NORTHWEST QUARTER OF SECTION 28, TOWN 16, RANGE 13 WEST, AND ALSO BEING PART OF A 54.135 ACRE PARCEL OF LAND NOW OR FORMERLY OWNED BY GERALD F. CRAYCRAFT AND JULIE A. CRAYCRAFT AS RECORDED IN THE WAYNE COUNTY RECORDS OF DEEDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 3/4-INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 28,
1. THENCE ALONG THE NORTH LINE OF SECTION 28 AND THE CENTERLINE OF MILLTOWN ROAD, SOUTH 89 DEG. 43' 46' EAST 1561.29 FEET TO A RAILROAD SPIKE SET, AND WITNESSED BY AN IRON PIN SET SOUTH 00 DEG. 28' 17" EAST, 30.00 FEET DISTANT, SAID SPIKE BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED;
2. THENCE, CONTINUING ALONG SAID SECTION LINE AND CENTERLINE, SOUTH 89 DEG. 43' 46" EAST, 235.02 FEET TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY THE CITY OF WOOSTER AS RECORDED IN O.R. VOLUME 681, PAGE 47 OF THE WAYNE COUNTY RECORD OF DEEDS, AND WITNESSED BY AN IRON PIN SET SOUTH 00 DEG. 28' 17" EAST, 30.00 FEET DISTANT;
3. THENCE, FROM SAID RAILROAD SPIKE, ALONG THE WEST LINE OF SAID PARCEL OF LAND OWNED BY THE CITY OF WOOSTER, SOUTH 00 DEG. 28' 17" EAST, 465.61 FEET TO A IRON PIN SET;
4. THENCE, ALONG THE SOUTH LINE OF SAID CITY OF WOOSTER PARCEL, SOUTH 89 DEG. 42' 16" EAST, 230.08 FEET TO A IRON PIN SET;
5. THENCE, ALONG THE WEST LINE OF SAID CITY OF WOOSTER PARCEL, SOUTH 00 DEG. 28' 39" EAST, 70.00 FEET TO A IRON PIN SET;
6. THENCE, ALONG THE SOUTHERNMOST LINE OF SAID CITY OF WOOSTER PARCEL, SOUTH 89 DEG. 42' 16" EAST, 100.00 FEET TO A IRON PIN SET ON THE SOUTHERN LINE IN CITY OF WOOSTER, SAID LINE BEING THE WEST LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY BUEHLER FOOD MARKETS, INC., AS RECORDED IN VOLUME 545 PAGE 232 OF THE WAYNE COUNTY RECORDS OF DEEDS;
7. THENCE, ALONG SAID LINE SOUTH 00 DEG. 28' 39" EAST 787.51 FEET TO A POINT WITNESSED BY A 3/4-INCH PIPE FOUND 0.26 FEET NORTH, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BUEHLER FOOD MARKETS PARCEL AND BEING ON THE NORTH LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY WOOSTER CITY SCHOOL DISTRICT AS RECORDED IN O.R. VOLUME 681, PAGE 697 OF THE WAYNE COUNTY RECORDS OF DEEDS;
8. THENCE, ALONG SAID LINE, NORTH 89 DEG. 49' 55" WEST, 565.18 FEET TO A IRON PIN SET;
9. THENCE, NORTH 00 DEG. 28' 17" WEST, 1324.27 FEET TO THE TRUE PLACE OF BEGINNING.
CONTAINING 13.483 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ANY LEGAL EASEMENTS, RIGHTS OF WAY, OR RESERVATIONS THAT MAY PERTAIN TO THIS PARCEL OF LAND.
THE BASIS OF BEARING FOR THE BEARINGS HEREIN IS GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM, ALL IRON PINS SET ARC 5/8-INCH REBAR WITH YELLOW CAPS MARKED "ENGINEERING ASSOCIATES INC.".
THIS DESCRIPTION PREPARED FROM A SURVEY COMPLETED FEBRUARY 9, 1998, BY WILLIAM II, LONG, P.S. 6505 FOR ENGINEERING ASSOCIATES, INC.

PARCEL NO. 2:
SITUATED IN THE TOWNSHIP OF WAYNE, COUNTY OF WAYNE AND STATE OF OHIO:
AND KNOWN AS BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWN 16, RANGE 13 WEST, AND ALSO BEING A PART OF A 54.135 ACRE PARCEL OF LAND NOW OR FORMERLY OWNED BY GERALD F. CRAYCRAFT AND JULIE A. CRAYCRAFT AS RECORDED IN THE WAYNE COUNTY RECORDS OF DEEDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 3/4-INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SECTION 28;
1. THENCE, ALONG THE NORTH LINE OF SECTION 28 AND THE CENTERLINE OF MILLTOWN ROAD, SOUTH 89 DEG. 43' 46" EAST 1000.00 FEET TO A RAILROAD SPIKE FOUND AND WITNESSED BY AN IRON PIN FOUND SOUTH 00 DEG. 23' EAST, 30.00 FEET DISTANT, SAID SPIKE BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED;
2. THENCE, CONTINUING ALONG SAID SECTION LINE AND CENTERLINE, SOUTH 89 DEG. 43' 46" EAST, 561.29 FEET TO A RAILROAD SPIKE SET AND WITNESSED BY AN IRON PIN FOUND SOUTH 00 DEG. 28' 17" EAST, 30.00 FEET DISTANT;
3. THENCE, FROM THE RAILROAD SPIKE SOUTH 00 DEG. 28' 17" EAST 1324.27 FEET TO AN IRON PIN SET IN THE NORTH LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY WOOSTER CITY SCHOOL DISTRICT AS RECORDED IN O.R. 681, PAGE 697 OF THE WAYNE COUNTY RECORDS OF DEEDS;
4. THENCE, ALONG SAID LINE NORTH 89 DEG. 49' 55" WEST 563.05 FEET TO AN IRON PIN SET;
5. THENCE NORTH 00 DEG. 23' 42" WEST, 1325.25 FEET TO THE TRUE PLACE OF BEGINNING.
CONTAINING 17.096 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ANY LEGAL EASEMENTS, RIGHTS OF WAY, OR RESERVATIONS THAT MAY PERTAIN TO THIS PARCEL OF LAND.
THE BASIS OF BEARINGS FOR THIS BEARINGS HEREIN IS GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM, ALL IRON PIN SET ARE 5/8-INCH REBAR WITH YELLOW CAPS MARKED "ENGINEERING ASSOCIATES INC.".
THIS DESCRIPTION PREPARED FROM A SURVEY COMPLETED FEBRUARY 9, 1998, BY WILLIAM H. LONG, P.S. 6505 FOR ENGINEERING ASSOCIATES, INC.

THE ABOVE LEGAL DESCRIPTION LESS ALL EXCEPTIONS CONTAINS 15.288 NET ACRES, MORE OR LESS.

WOOLPERT

DARIUS D. HENSLEY
OHIO REGISTERED SURVEYOR NO. 7916

STATE OF OHIO
DARIUS DAVID HENSLEY
S-7916
REGISTERED PROFESSIONAL SURVEYOR

Woolpert, Inc.
600 Superior Avenue, Suite 1300
Cleveland, OH 44114
216.416.1501

WOOLPERT

LEGAL DESCRIPTION OF PARCEL 2
WEST MILLTOWN ROAD (T.R. 184)
TOWNSHIP OF WAYNE, WAYNE COUNTY, OHIO
CONTAINING 17.096 ACRES
MAY 27, 2016

SITUATED IN THE CITY OF WOOSTER (T-16, R-13W), SECTION 28, NORTHWEST QUARTER, COUNTY OF WAYNE AND STATE OF OHIO:

COMMENCING AT A 3/4-INCH IRON PIN FOUND AT THE NORTHWEST COMER OF SECTION 28;

THENCE ALONG THE NORTH LINE OF SECTION 28 AND THE CENTERLINE OF MILLTOWN ROAD, SOUTH 89 DEG. 43' 46" EAST, 1000.00 FEET TO A RAILROAD SPIKE FOUND AND WITNESSED BY AN IRON PIN FOUND SOUTH 00 DEG. 23' 42" EAST, 30.00 FEET DISTANT, SAID SPIKE BEING THE TRUE PLACE OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED;

1. THENCE CONTINUING ALONG SAID SECTION LINE AND CENTERLINE, SOUTH 89 DEG. 43' 46" E, 561.29 FEET TO A RAILROAD SPIKE SET AND WITNESSED BY AN IRON PIN FOUND SOUTH 00 DEG. 28' 17" EAST, 30.00 FEET DISTANT;
2. THENCE FROM THE RAILROAD SPIKE, SOUTH 00 DEG. 28' 17" EAST, 1324.27 FEET TO AN IRON PIN SET IN THE NORTH LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY WOOSTER CITY SCHOOL DISTRICT AS RECORDED IN O.R. VOLUME 681, PAGE 697 OF THE WAYNE COUNTY RECORDS OF DEEDS;
3. THENCE ALONG SAID LINE, NORTH 89 DEG. 49' 55" WEST, 563.05 FEET TO AN IRON PIN SET;
4. THENCE NORTH 00 DEG. 23' 42" WEST, 1325.25 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING 17.096 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ANY LEGAL EASEMENTS, RIGHTS OF WAY, OR RESERVATIONS THAT MAY PERTAIN TO THIS PARCEL OF LAND.

THE BASIS OF BEARINGS FOR THE BEARINGS HEREIN IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, ALL IRON PINS SET ARE 5/8-INCH REBAR WITH YELLOW CAPS MARKED "ENGINEERING ASSOCIATES INC." THIS DESCRIPTION PREPARED FROM A SURVEY COMPLETED FEBRUARY 9, 1998, BY WILLIAM H. LONG, P.S. 6505 FOR ENGINEERING ASSOCIATES, INC.

SEE SURVEY "PP"-540

WOOLPERT

DARIUS D. HENSLEY
OHIO REGISTERED SURVEYOR NO. 7916

STATE OF OHIO
DARIUS DAVID HENSLEY
S-7916
REGISTERED PROFESSIONAL SURVEYOR

Woolpert
600 Superior Avenue, Suite 1300
Cleveland, OH 44114
216.416.1501

meijer

Meijer Community Partnerships & Giving

Cris Jones
Real Estate Manager

Meijer History

meijer

- Family owned & privately held
- Based in Grand Rapids, Mich. with 230 stores across six Midwestern states
- Founded in 1934 by Hendrik Meijer and his son, Fred.
- Opened the first-ever supercenter in 1962
- Employs more than 70K team members

Foundational Philosophy

If you take care of your customers, team members and community, they'll take care of you.

Meijer Philanthropy: Hunger Relief

meijer

- ***Simply Give***
  - Hallmark of our hunger relief efforts
  - Restocks shelves of our food pantry partners
  - Each Meijer store partners w/**local** food pantry
  - Nearly $24M since 2008 thanks to customers, team members and Meijer support
- **Food Rescue**
  - More than 7M lbs. of close-dated food was donated in 2015 to Midwest food banks
  - Donate to nine Ohio food banks, including West Ohio FB, Cleveland FB and Mid-Ohio FB

Meijer Philanthropy: Continued

meijer

- **Free Rx Program**
  - Free antibiotics, prenatal vitamins, Metformin and generic substitute for Lipitor®
  - More than 34M free Rx filled, saving customers more than $479M since 2006

- **United Way**
  - Each year, Meijer participates in the Workforce Campaign
  - In 2015, team members raised $3M
  - Donations distributed to more than 70 United Way orgs in our footprint

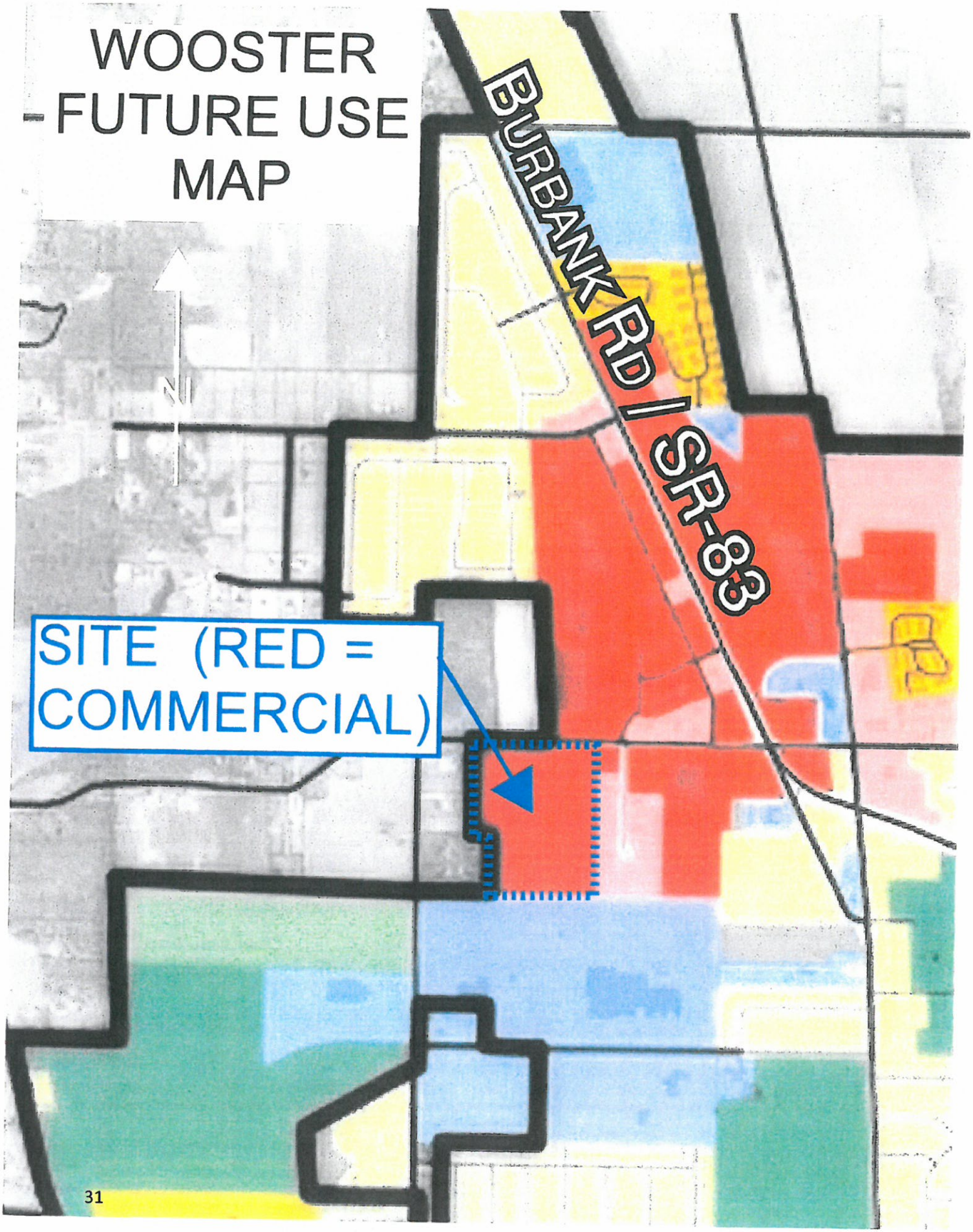
- Meijer donates more than 7 percent of its net profit to charity each year

Meijer: Community Partnerships

meijer

- Meijer sponsors a wide variety of family-focused events in our footprint, including:
  - Festivals
  - Activities
  - Expos
  - Athletics teams from professional to Little League
    - Sponsorships of scoreboards, uniforms, sports equipment and concession stands
    - Nearly 200 youth sports teams in Ohio

WOOSTER - FUTURE USE MAP



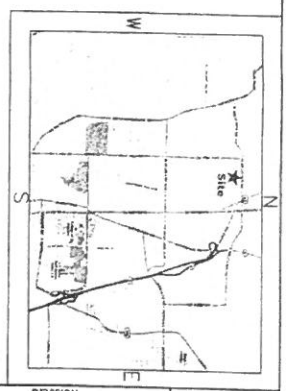
31

Layout Tab name: 1 OF 2 VICINITY MAP, Images: MAP.png , Xrefs: 76233-X.dwg; 76266-SK-4.dwg; CDCN-180-Proto-SK4.dwg
Last Saved By:wilson, 5/31/2016 10:49:43 AM
C:\DE\Clients\Meijer\076233 Meijer WOO, Wooster, OH\4.0 Disciplines\Civil\Cadd\Exhibits\76266-EXH-ZON.dwg Plotted By:Wilson, Janet Plotted:May 31, 2016, 10:57:50 AM

PROPOSED ZONING AMENDMENT

EXISTING USE: VACANT
EXISTING ZONE C-1 (OFFICE AND INSTITUTIONAL)
PROPOSED USE: RETAIL
PROPOSED ZONE C-5 (GENERAL COMMERCIAL)

VICINITY MAP



N

0 100 200 300
GRAPHIC SCALE IN FEET

SHEET NO. 1 OF 2

ZONING AMMENDMENT
MILLTOWN ROAD
WAYNE COUNTY
CITY OF WOOSTER, OHIO

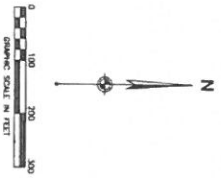
VICINITY MAP

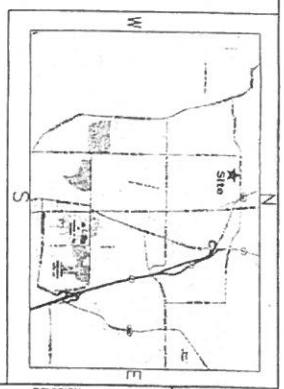
WOOLPERT
4454 Ideas Center Blvd
Dayton, OH
45430-1500
937.461.5660
FAX: 937.461.0743

PROJECT No: 76266	No.	DATE	REVISION
DATE 05-31-16			
DES. JCW			
DR. JCW			
CKD. LLW			

32

Layout Tab Name: 2 OF 2 TOPOGRAPHY, Images: MAP.jpg: . Xrefs: 76233-X.dwg; 76268-SK-4.dwg; CDGN-190-Proto-SK4.dwg
Last Saved By:wilson.j, 5/31/2016 10:49:43 AM
C:\DE\Clients\Meijer\076233 Meijer WOO, Wooster, OH\4.0 Disciplines\Civil\Cadd\Exhibits\76268-EOH-ZON.dwg Plotted By:Wilson, Janet Plotted:May 31, 2016, 10:58:55 AM

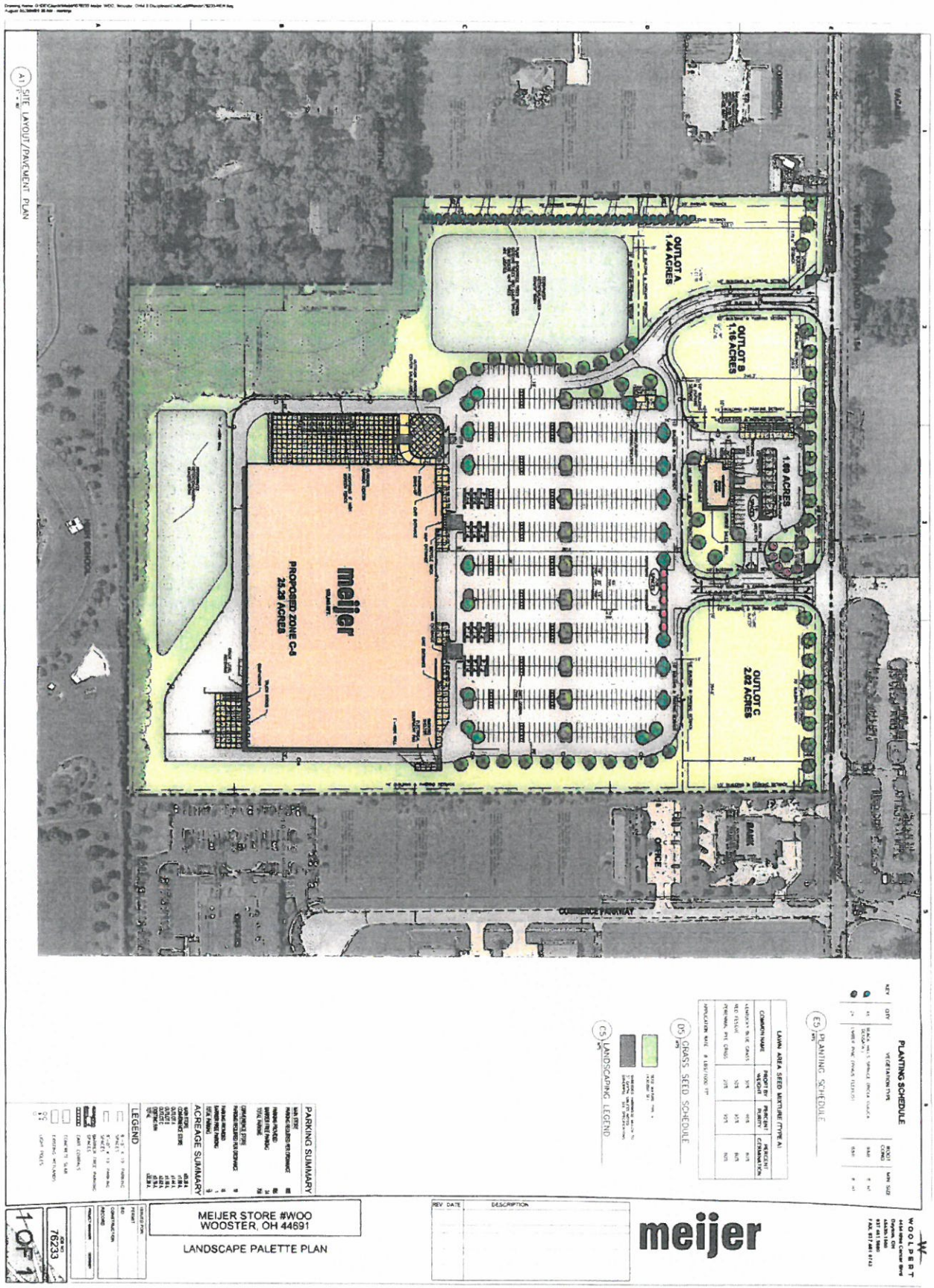




VICINITY MAP

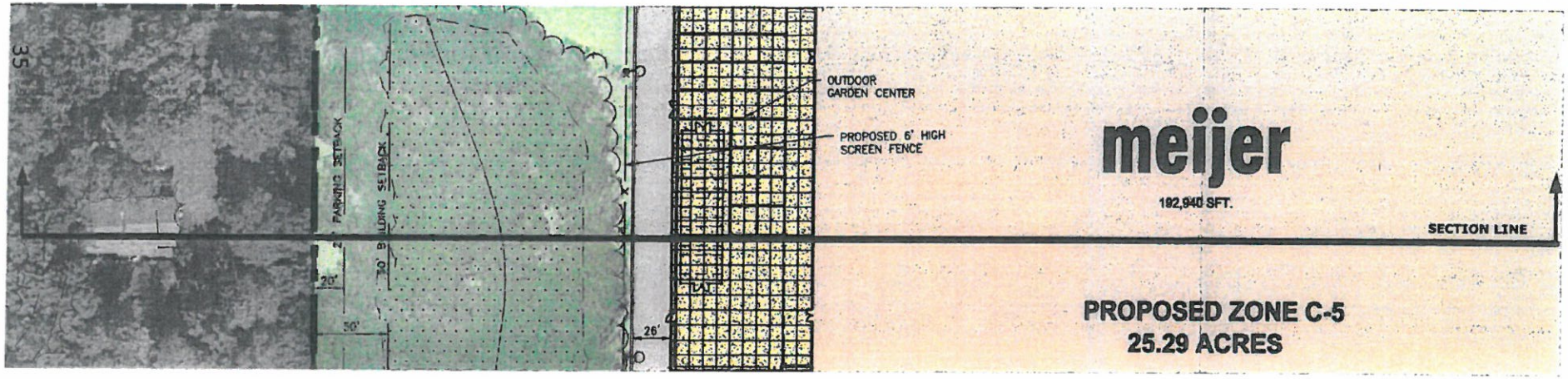
SHEET NO.						
2 OF 2	**ZONING AMMENDMENT** **MILLTOWN ROAD** WAYNE COUNTY CITY OF WOOSTER, OHIO **TOPOGRAPHY**	WOOLPERT 4454 Idea Center Blvd Dayton, OH 45430-1500 937.461.5660 FAX: 937.461.0743	PROJECT No: 76266 DATE 05-31-16 DES. JPW DR. JPW CKD. LLW	No.	DATE	REVISION

33



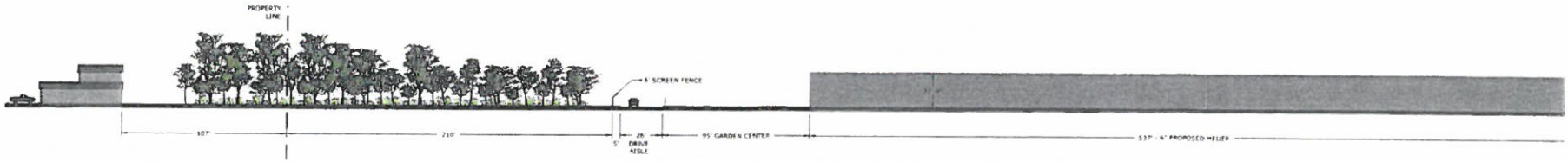
A1 SITE LAYOUT/PAVEMENT PLAN
OUTLOT A
1.44 ACRES
OUTLOT B
1.16 ACRES
1.69 ACRES
OUTLOT C
2.02 ACRES
meijer
PROPOSED ZONE C-5
25.29 ACRES
COMMERCIAL
VACANT
WEST MILLCOWNROAD TR. 154
HIGH SCHOOL
OFFICE
BANK
COMMERCE PARKWAY
PLANTING SCHEDULE
E5 PLANTING SCHEDULE
LAWN AREA SEED MIXTURE (TYPE A)
D5 GRASS SEED SCHEDULE
C5 LANDSCAPING LEGEND
PARKING SUMMARY
ACREAGE SUMMARY
LEGEND
MEIJER STORE #WOO
WOOSTER, OH 44691
LANDSCAPE PALETTE PLAN
REV DATE
DESCRIPTION
meijer
WOOLPERT
76233
1 OF 1

34

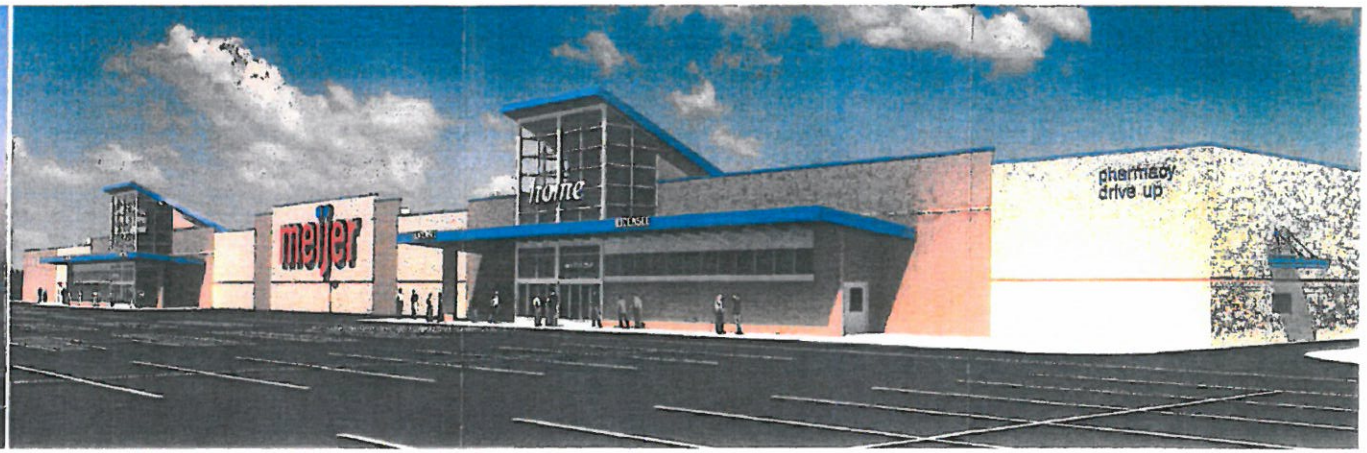


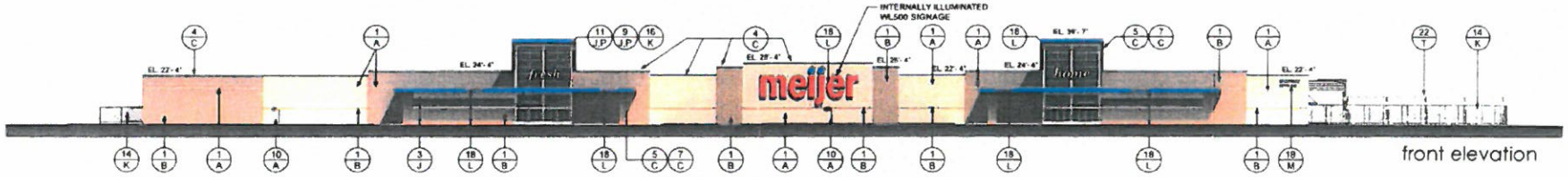
WOO - View of Existing Trees

WOO - West Boundary Section Plan
1" = 30'-0"



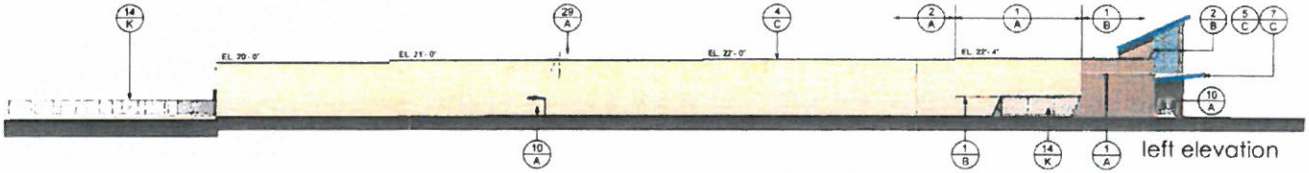
WOO - West Boundary Section
1" = 30'-0"



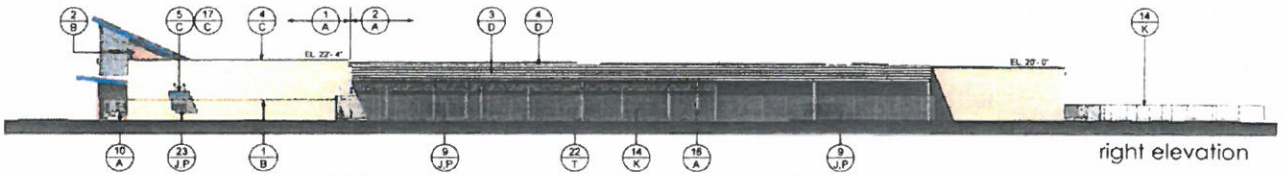


front elevation

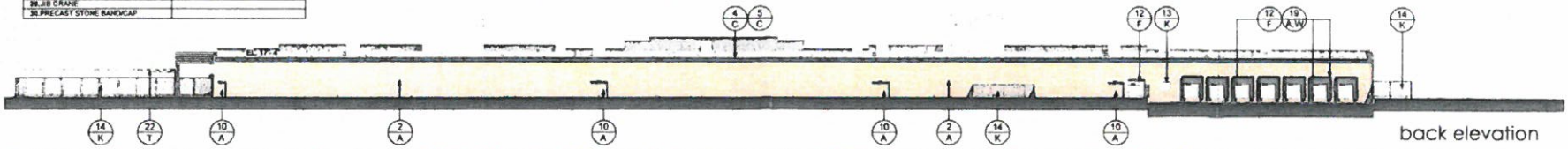
EXTERIOR FINISH LEGEND	
ELEMENT OR MATERIAL:	COLOR / FINISH / GLAZING / TYPE:
1. PRECAST PANEL (BRICK IMPRINT)	A. MACADAMIA
2. PRECAST PANEL (SMOOTH FACE)	B. TANBARK
3. METAL ROOF OR WALL PANEL	C. AWARD BLUE
4. METAL COPING / EDGE FLASHING	D. ALMOND
5. METAL FASCIA	E. TERRA COTTA
6. METAL CORNICE	F. WHITE
7. METAL SOFFIT	G. DUTCH GRAY VELOUR A
8. NOT USED	H. BISMARCK VELOUR
9. ALUMINUM DOOR / FRAME	J. CLEAR ANODIZED
10. HOLLOW METAL DOOR / FRAME	K. GALVANIZED
11. WINDOW / STOREFRONT	L. INTERNALLY ILLUMINATED
12. SECTIONAL DOOR	M. NON-ILLUMINATED
13. STEEL DOOR / FRAME	N. SURFACE APPLIED
14. CHAIN LINK FENCE	P. VISION GLASS
15. DECORATIVE FENCE	Q. SPANDREL GLASS
16. STEEL COLUMN	R. NATURAL
17. STEEL FRAMING / DECK / HANGERS	S. BLUE GLAZED (COLOR 4488)
18. SIGNAGE	T. ALUMINUM
19. DOCK SEAL / LEVELER / BUMPER	U. DARK BRONZE FRAME
20. SMOKING SHELTER	V. MATCH BACKGROUND COLOR
21. FIRE PUMP HOUSE	W. BLACK
22. SHADE CLOTH STRUCTURE	
23. PHARMACY PASS WINDOW	
24. WOOD GATE	
25. EXPOSED CONCRETE	
26. GAS STATION CANOPY	
27. PRODUCT ADVERTISEMENT BOARD	
28. PASS THRU WINDOW	
29. JIB CRANE	
30. PRECAST STONE BANDCAP	



left elevation



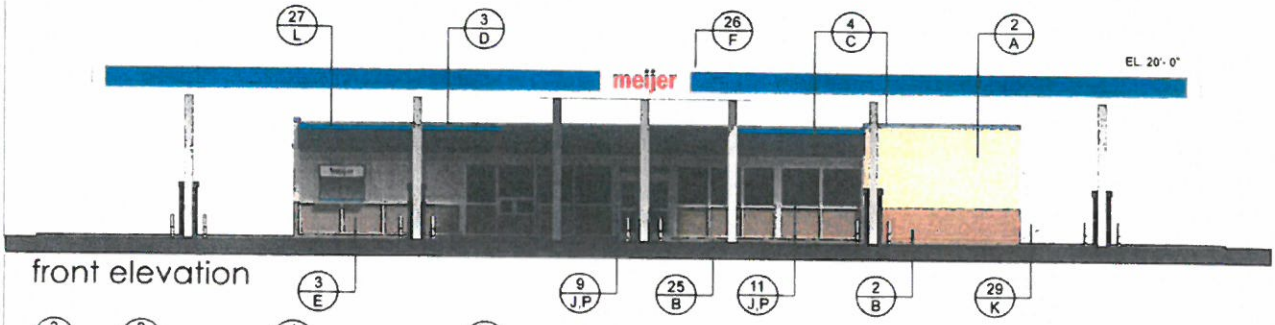
right elevation



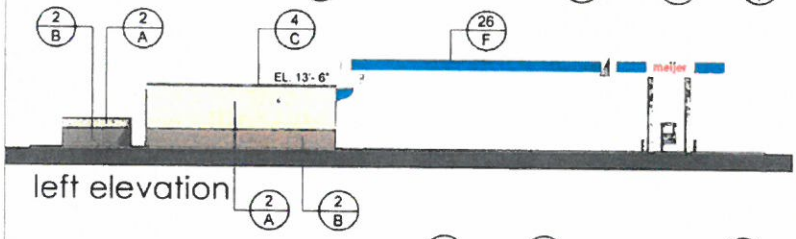
back elevation

Wooster, Ohio

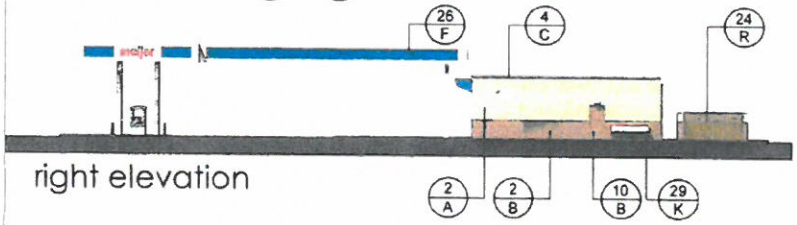
meijer Bergmann associates architects // engineers // planners



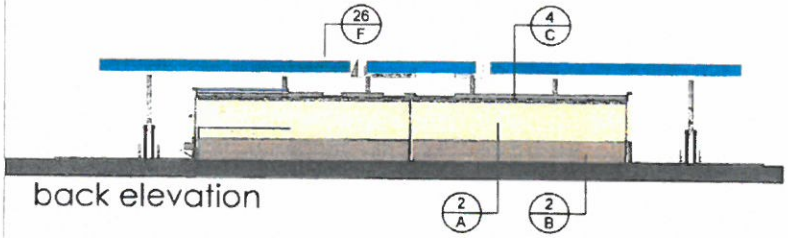
front elevation



left elevation



right elevation



back elevation

EXTERIOR FINISH LEGEND

ELEMENT OR MATERIAL:	COLOR / FINISH / GLAZING / TYPE:
1. PRECAST PANEL (BRICK IMPRINT)	A. MACADAMIA
2. PRECAST PANEL (SMOOTH FACE)	B. TANBARK
3. METAL ROOF OR WALL PANEL	C. AWARD BLUE
4. METAL COPING / EDGE FLASHING	D. ALMOND
5. METAL FASCIA	E. TERRA COTTA
6. METAL CORNICE	F. WHITE
7. METAL SOFFIT	G. DUTCH-GRAY VELOUR A
8. NOT USED	H. BISMARCK VELOUR
9. ALUMINUM DOOR / FRAME	J. CLEAR ANODIZED
10. HOLLOW METAL DOOR / FRAME	K. GALVANIZED
11. WINDOW / STOREFRONT	L. INTERNALLY ILLUMINATED
12. SECTIONAL DOOR	M. NON-ILLUMINATED
13. STEEL DOOR / FRAME	N. SURFACE APPLIED
14. CHAIN LINK FENCE	P. VISION GLASS
15. DECORATIVE FENCE	Q. SPANDREL GLASS
16. STEEL COLUMN	R. NATURAL
17. STEEL FRAMING / DECK / HANGERS	S. BLUE GLAZED (COLOR 4466)
18. SIGNAGE	
19. DOCK SEAL / LEVELER / BUMPER	
20. SMOKING SHELTER	
21. FIRE PUMP HOUSE	
22. SHADE CLOTH STRUCTURE	
23. PHARMACY PASS WINDOW	
24. WOOD GATE	
25. EXPOSED CONCRETE	
26. GAS STATION CANOPY	
27. PRODUCT ADVERTISEMENT BOARD	
28. PASS THRU WINDOW	
29. SIDEKICK RACK	
30. PRECAST STONE BAND/CAP	

2016.08.04

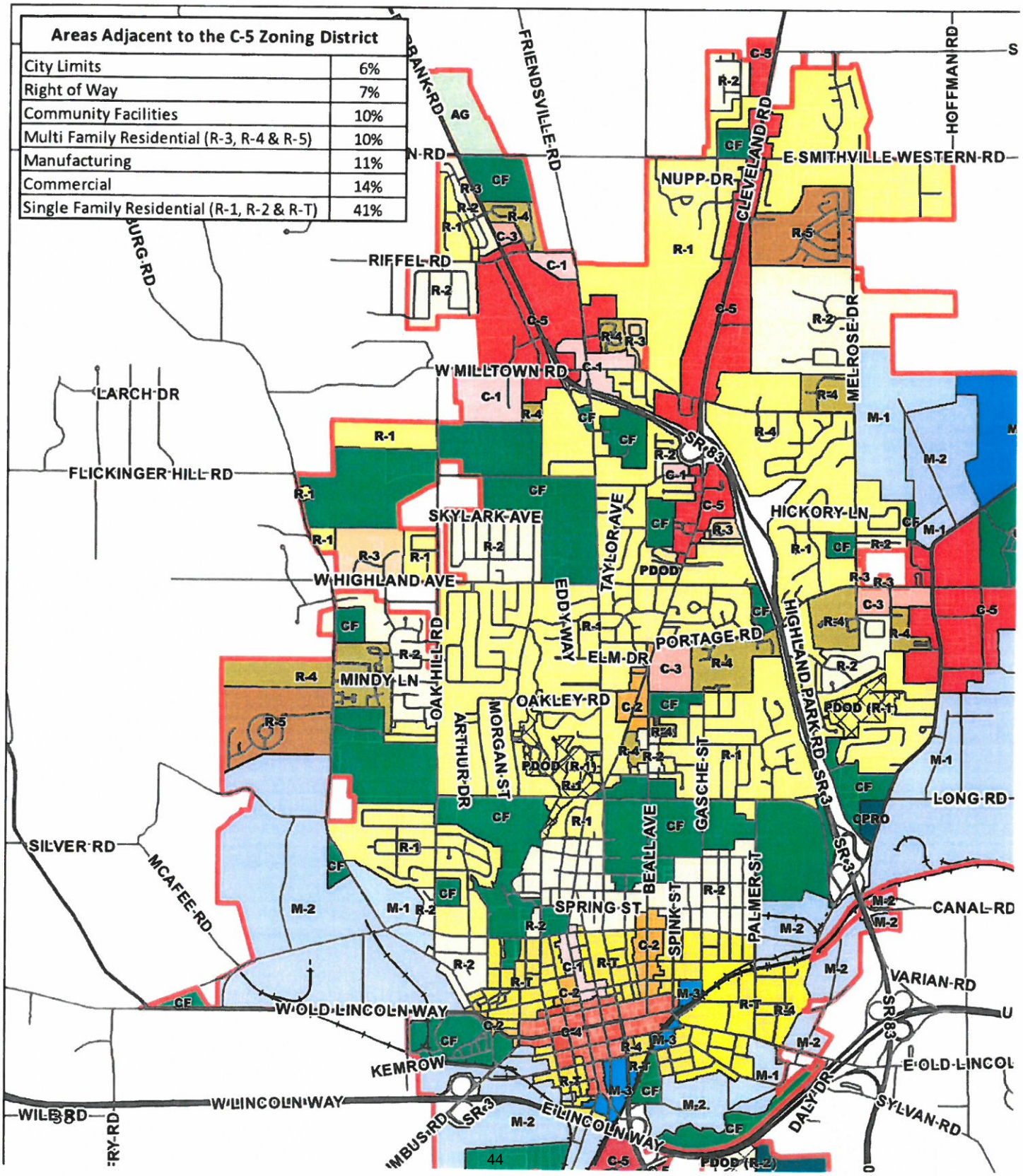
Wooster, Ohio

meijer | Bergmann associates
architects // engineers // planners

37

City of Wooster Zoning Map

Areas Adjacent to the C-5 Zoning District	
City Limits	6%
Right of Way	7%
Community Facilities	10%
Multi Family Residential (R-3, R-4 & R-5)	10%
Manufacturing	11%
Commercial	14%
Single Family Residential (R-1, R-2 & R-T)	41%



ORDINANCE NO. 2017-02

AN ORDINANCE AMENDING PART ELEVEN, PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY THE ADOPTION OF A TEXT AMENDMENT TO CHAPTER 1169

WHEREAS, Section 1169.05 of the Planning and Zoning Code currently exempts the central area of the C-4 District from providing the minimum amount of off-street parking spaces, as required by Section 1169.04; and

WHEREAS, based on data gathered from a 2016 Downtown Parking Study and other information, text changes to modify Chapter 1169, by extending the exemption area to properties east of Bever St. in the C-4 zoning district, were recommended; and

WHEREAS, at the December 28, 2016 City of Wooster Planning Commission Meeting, and after a public hearing in accordance with law, the Commission unanimously approved the proposed text amendment to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, shall be amended at Chapter 1169 to read in accordance with the attached Exhibit A.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 1/17/17 2nd reading _____ 3rd reading _____

Passed: _____, 2017 Vote: _____

Attest: _____ _____
Clerk of Council President of Council

Approved: _____, 2017 _____
Mayor

Introduced by: Barbara A. Knapic

Request for Agenda Item
Non-Capital

Division Planning and Zoning **Meeting Date Requested** January 17, 2016

Project Name Planning and Zoning Code Text Amendment ☐ **Approved for Agenda**

Description (be as descriptive as possible, given space limitations)

The City of Wooster is requesting approval from City Council for amendments to Section 1169.05 of the Planning and Zoning Code regarding reduced off street parking requirements in the C-4 (Central Business) District.

Section 1169.05 currently exempts properties in the central portion of the C-4 zoning district from the minimum off street parking requirements of Section 1169.04. The proposed amendment extends the exemption area to properties east of Bever Street in the C-4 zoning district.

Zoning Amendment applications require a recommendation from the Planning Commission prior to City Council's review. At the December 28th, 2016 meeting of the City of Wooster Planning Commission, a motion was made to forward an approval recommendation from the Planning Commission to City Council for the Zoning Amendment application (#ZC-269). The motion was approved unanimously by the eight present Planning Commission Members.

The application requires a public hearing before City Council per the notification requirements of Section 1119.09 of the City of Wooster Codified Ordinances.

Is there a need for rules suspension or time limitation when this must be passed?

Manager Requesting Andrew Dutton

Date December 29, 2016

Approved for Agenda

Zoning Amendment #ZC-269
Parking Exemption Area Text Amendment

Request: The City of Wooster requesting an approval recommendation from the Planning Commission to City Council for amendments to Section 1169.05 of the Planning and Zoning Code regarding reduced off-street parking requirements in the C-4 (Central Business) District.

PROPOSED TEXT AMENDMENT

Section 1169.05 currently exempts the central area of the C-4 District from providing the minimum amount of off-street parking as required in Section 1169.04. The exemption area does not extend further east in the C-4 District than Bever Street. The proposed amendment extends the C-4 district exemption area east of Bever Street along East Liberty Street, the south side of East North Street, and the north side of East South Street.

The extension of the C-4 District off-street parking exemption area has been proposed for the following reasons:

- Public parking is sufficiently available for the vast majority of existing uses in the downtown area, including the extended exemption area. Over the past year, the City has gathered and analyzed data related to public parking in the downtown. The data was utilized to formulate the Downtown Parking Study in September. Overall, the study concluded that a sufficient amount of public parking was present in Downtown Wooster. The study also illustrated low use of public parking areas in the Downtown east of Bever Street.
- Additional public parking areas are planned in the extended exemption area to accommodate and promote future growth. Recently, a public parking lot was constructed on the south side of East North Street, east of North Bever Street.
- Minimum off-street parking requirements in downtown settings disproportionally increase the costs to redevelop sites and can discourage the reuse of historic structures that cannot provide the required parking.
- Minimum off-street parking standards are not well suited for the downtown environment. Such standards were developed for suburban greenfield developments which have ample available land, are only accessed by automobiles and have no available public or shared parking. In addition, minimum off-street parking standards often require spaces based on a peak volume occurrence rather than typical parking volumes.

At the November 16th Planning Commission meeting, the Planning Commission made and approved a motion to initiate an amendment of the Planning and Zoning Code for amendments to Section 1169.05.

CRITERIA FOR APPROVAL

When a proposed amendment would result in a change in the text of this Zoning Code but would not result in a change of zoning classification of any property on the zoning map, the Planning Commission and the City Council shall consider the following items when formulating its decisions:

(a) Whether such change is consistent with the intent and purposes of this Planning and Zoning Code;
(b) Which areas are most likely to be directly affected by such change and in what way they will be affected; and
(c) Whether the proposed amendment is made necessary because of changed or changing conditions in the areas of zoning districts affected or in the city generally, and, if so, the nature of such changed or changing conditions.

PLANNING COMMISSION ACTION

After the conclusion of the public hearing required in Section 1119.05, the Planning Commission shall recommend one of the following to City Council, in writing, along with the minutes of the hearing:

(1) That the amendment be granted as requested;
(2) That the amendment be granted as modified by the Planning Commission; or,
(3) That the amendment be denied.

STAFF RECOMMENDATION

Staff recommends approval of Zoning Amendment #ZC-269 for amendments to Section 1169.05 of the Planning and Zoning Code regarding reduced off-street parking requirements in the C-4 (Central Business) District.

Exhibit A

1169.05 REDUCED STANDARDS FOR C-4 CENTRAL BUSINESS DISTRICT.

~~Off-street parking is not required in the C-4 District, however, provision of some spaces is encouraged or in certain cases may be required. The area zoned C-4 east of Bever Street or west of Grant Street shall be excluded from this parking requirement exemption. All new uses in the C-4 District east of Bever, west of Grant Street, or south of Henry shall be required to provide adequate off-street parking according to Section 1169.04. Any new occupant in the C-4 District east of Bever Street, west of Grant Street, or south of Henry that requires the same or less parking than the previous occupant is only responsible for providing the same amount of parking as the previous occupant provided. See Section 1169.13 for loading requirements.~~

Properties in the C-4 District located east of Grant Street and north of Henry Street shall be exempt from requirements of Section 1169.04 to provide a minimum number of off-street parking spaces. All other sections of this Chapter shall remain in full effect.

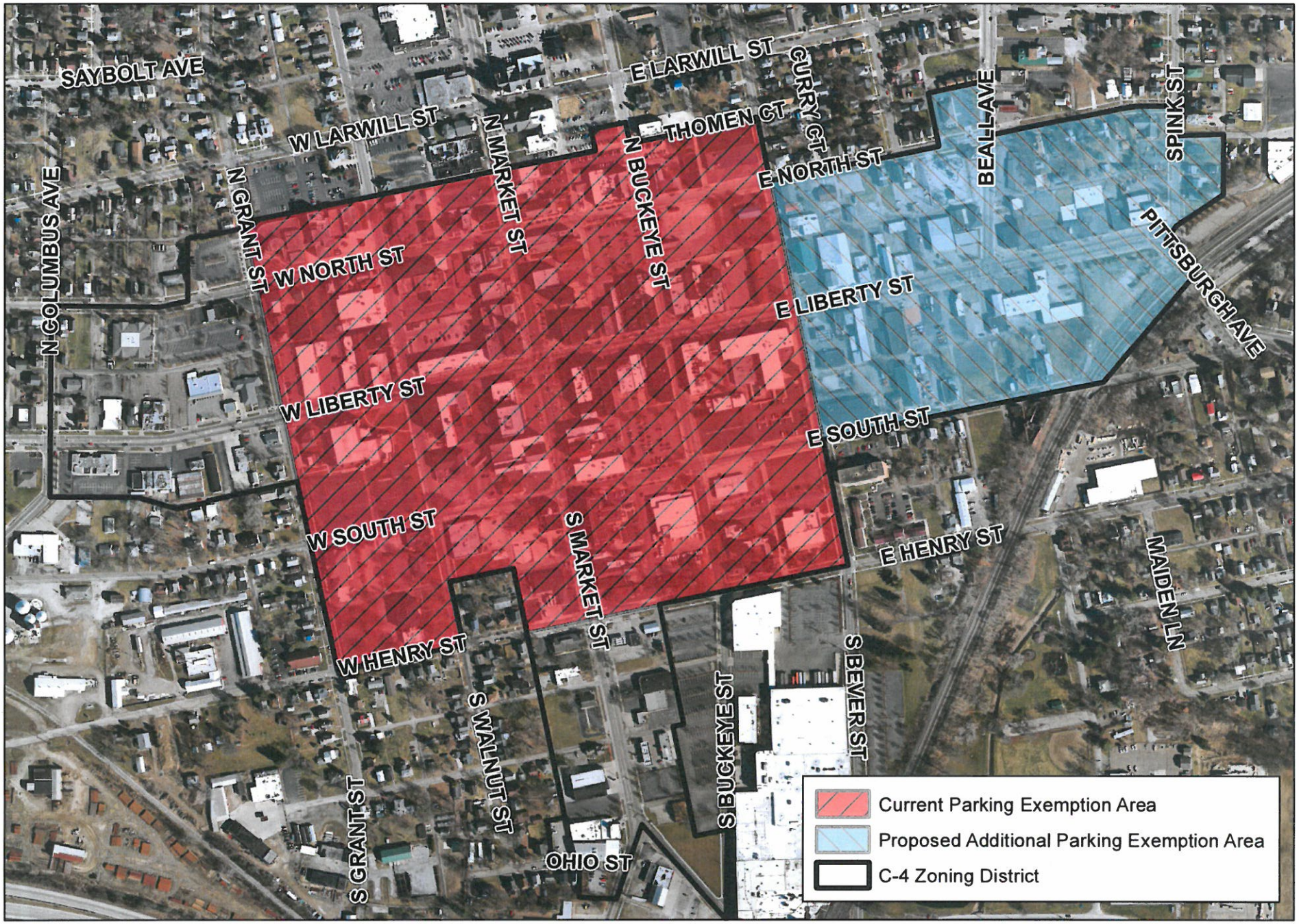
Public Parking Space Comparison

	Exemption Area	Proposed Expansion Area	
		Existing	Projected
Area (Acres)	62.9	27.7	27.7
On Street Spaces	438	101	116
Public Lot Spaces	343	14	129
Spaces per Acre	**12.4**	**4.1**	**8.8**

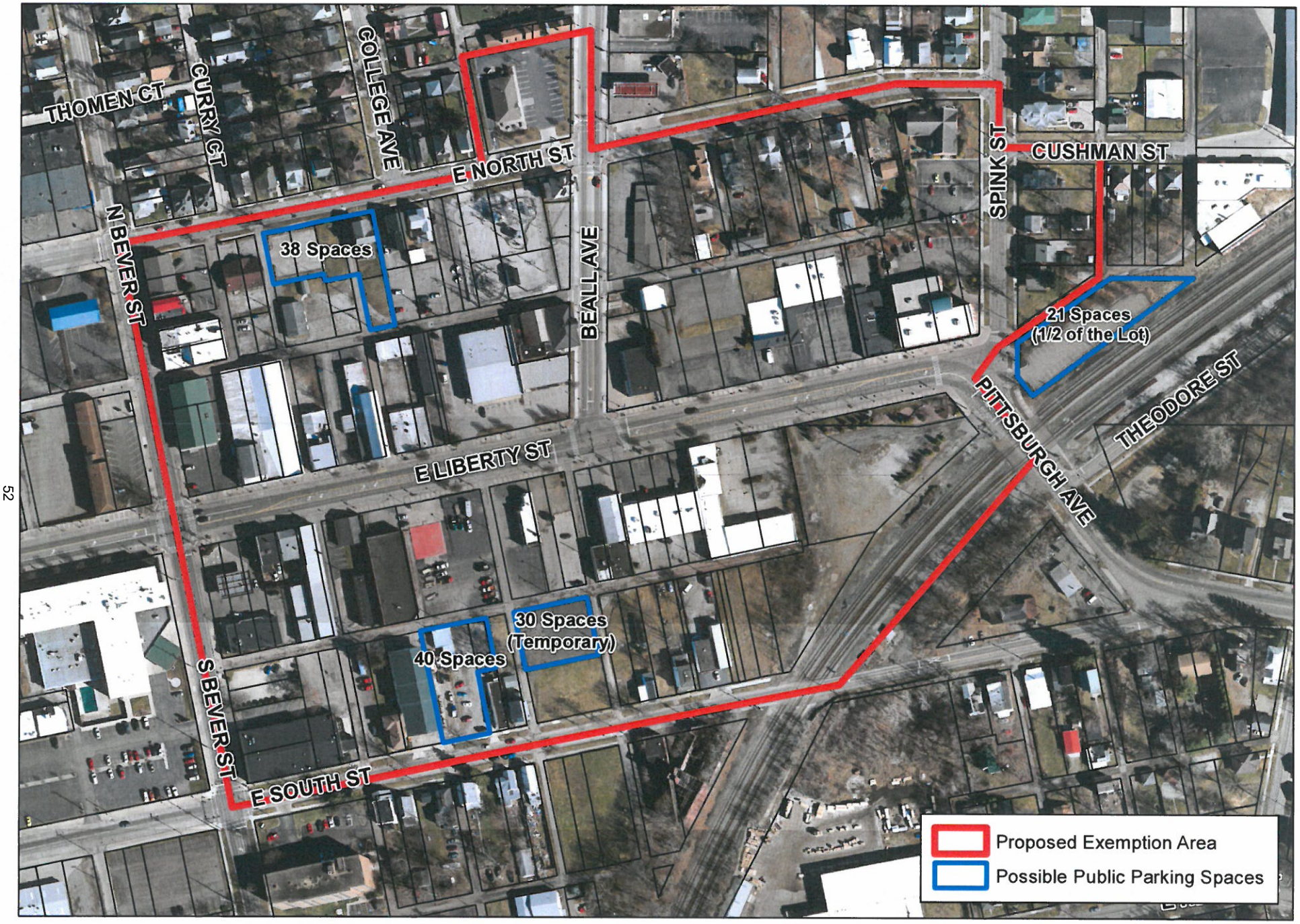
Existing Building Coverage Comparison

	Exemption Area	Proposed Expansion Area
Area (Acres)	62.9	27.7
Building Coverage (Acres)*	17.3	5.4
Building Coverage	**27%**	**19%**

*Additional Building Stories are not included in this calculation



0 250 500 750 1,000 Feet



0 100 200 300 400 Feet

DOWNTOWN WOOSTER PARKING STUDY

Prepared by the City of Wooster Planning and Zoning Division

September 1, 2016

TABLE OF CONTENTS

Introduction | 1

Study Area | 2

Parking Inventory | 3

Parking Survey | 5

Parking Survey Mapping | 7

Conclusions & Recommendations| 9

Appendix A – Parking Survey Tables | 10

Appendix B – Parking Maps | 14

INTRODUCTION

In 2014, the City of Wooster conducted a complete update of the City's Comprehensive Plan. Based on input and analysis from the Comprehensive Plan, in 2015, the City produced the Downtown Wooster Master Plan which focused on many aspects of the downtown area. The planning process for both plans devoted significant time and effort to gather input from the public through public meetings, steering committee meetings, a statistically valid telephonic survey, and interactive websites. In each plan, a reoccurring topic of discussion was the issue of parking in Downtown Wooster.

In order to provide a clearer picture of parking in Downtown Wooster, the City has taken the initiative to conduct this study to examine parking trends for all public parking spaces. This parking study includes sections identifying the Downtown Wooster Parking Study area, inventorying all public parking spaces, conducting twenty-one parking counts of each public space, analyzing the gathered data, and drawing conclusions.

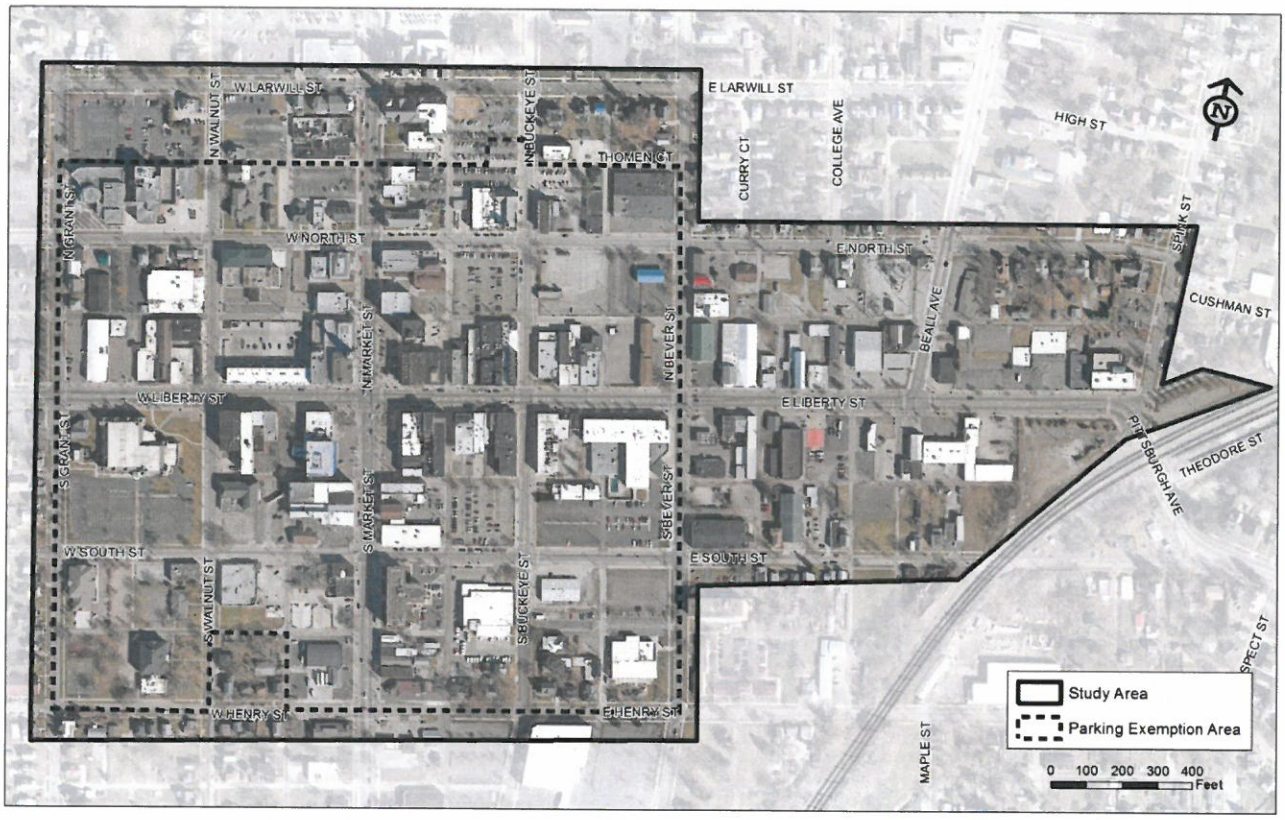
This study seeks to highlight current parking conditions, identify trends and inform future decision making in Downtown Wooster.

STUDY AREA

As seen on Map 1 below, the study area for the project is defined by:

- Larwill Street and East North Street to the north;
- Grant Street to the west;
- Henry Street and East South Street to the south; and
- Spink Street and the railroad tracks to the east.

Map 1 – Study Area



The portion of the Study Area denoted by the dashed line on Map 1 indicates the current parking exemption area, which exempts uses from requirements to provide off-street parking spaces.

The study area was defined in order to comprise the region which supports the majority of public parking in Downtown Wooster. It includes twenty central city blocks which incorporate the majority of public parking spaces in Downtown Wooster.

Though the study area encompasses over 110 acres and contains 1,011 parking spaces, no public parking space was more than two blocks from Market Street or Liberty Street.

PARKING INVENTORY

An inventory of all 1,011 public parking spaces in the study area was completed in the first week of May. For the inventory, parking spaces were categorized into three following types:

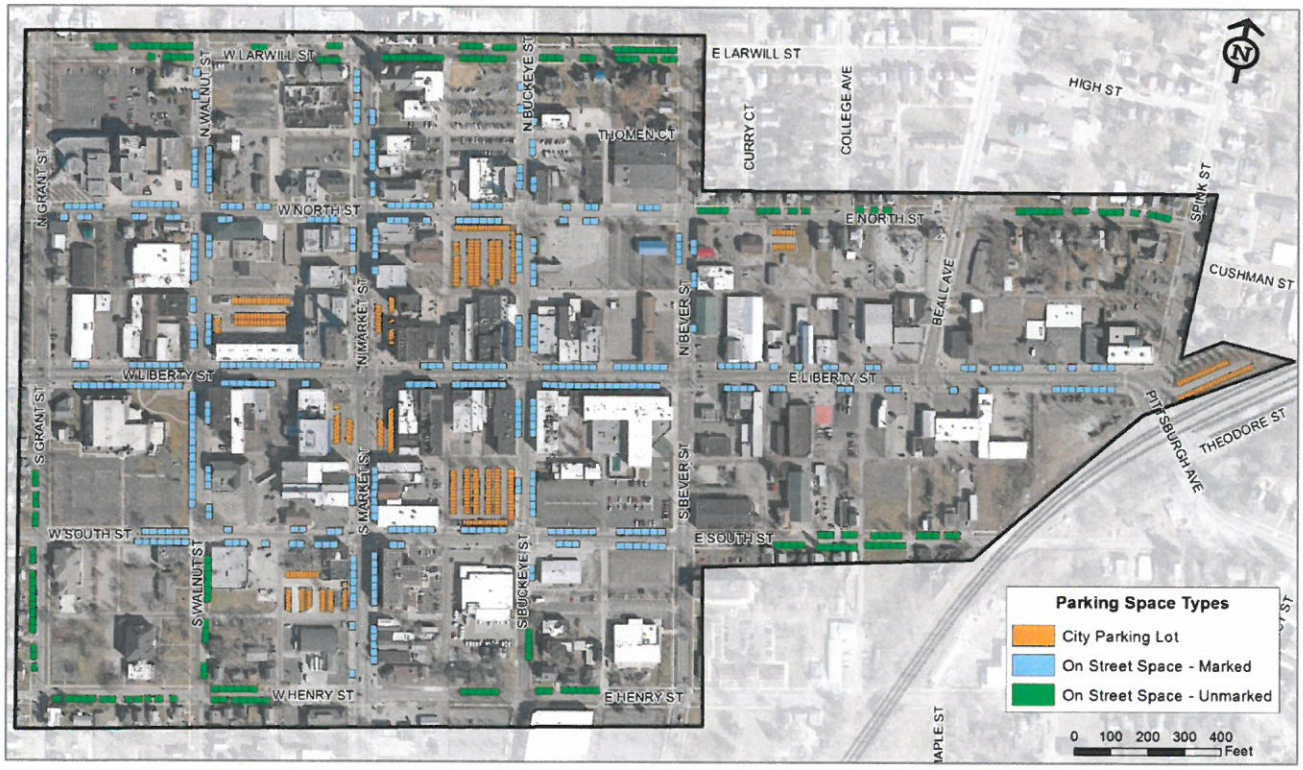
- City Parking Lot (399 spaces or 39%)
- On-Street Space – Marked (425 spaces or 42%)
- On-Street Space – Unmarked (187 spaces or 19%)

Unmarked parking spaces were determined by applying a standard 10 ft. by 20 ft. parallel parking space. Street features such as driveways, alleys and fire hydrants were taken into account when calculating the location of unmarked on-street spaces.

As illustrated in Map 2 below:

- City Parking Lots are mainly located within one block of the intersection of Market Street and Liberty Street.
- On-street marked spaces are primarily located along commercial collector streets.
- On-street unmarked spaces are located largely along the perimeter of the study area.

Map 2 – Parking Space Types

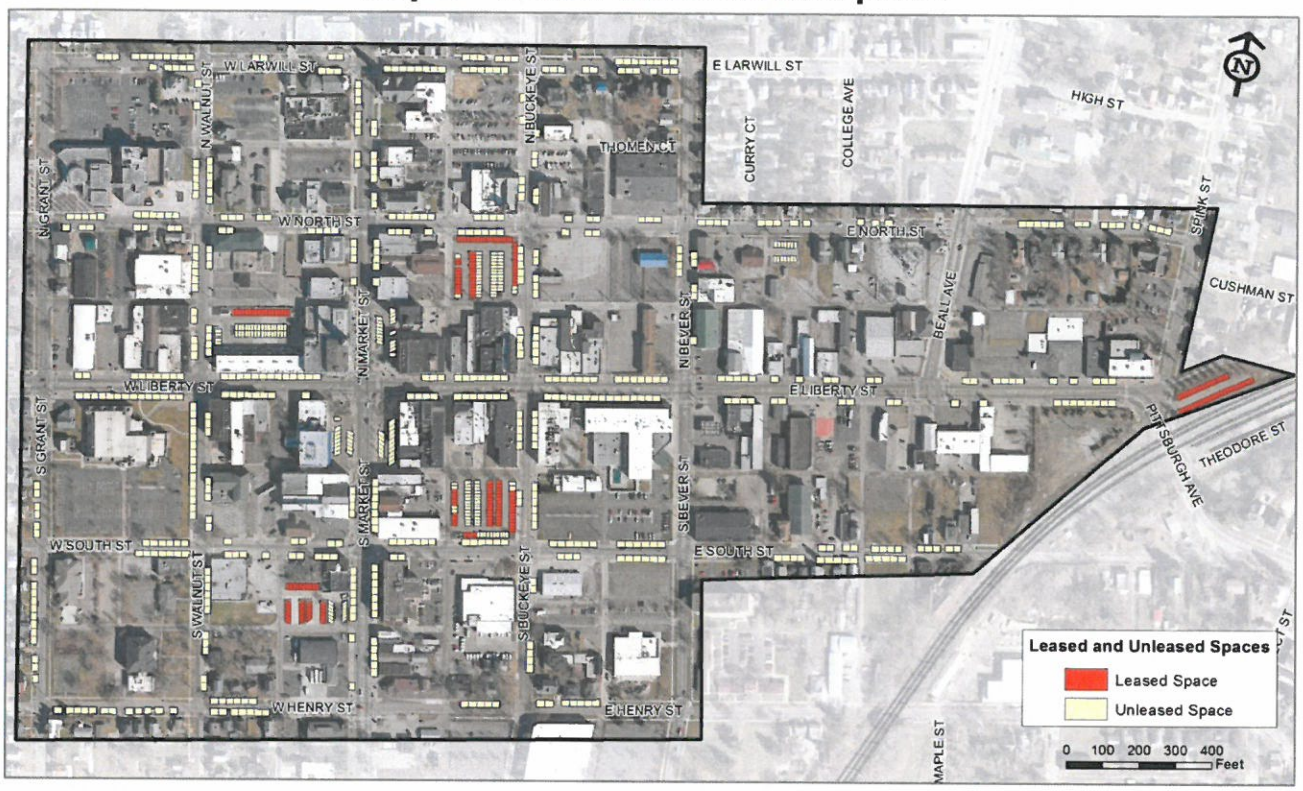


Regulations for parking vary throughout the parking study area. However, in general, spaces in City Parking Lots at the corner of Market Street and Liberty Street are 1-hour maximum, on-street marked spaces and other City Parking Lots are 3-hour maximum and on-street unmarked spaces are unlimited, though overnight parking is not permitted.

The parking inventory also identified leased and unleased parking spaces in City Parking Lots, as shown in Map 3. In addition, all 612 on-street parking spaces in the study area are unleased. Of the 399 spaces located in City Parking Lots:

- 201 spaces are leased to various businesses for time-restricted employee use
- 198 spaces are dedicated for public use

Map 3 – Leased and Unleased Spaces



PARKING SURVEY

Following the aforementioned parking inventory, an intensive survey of parking spaces was conducted between May 10th and June 6th of 2016. Each of the 1,011 spaces in the parking study area was surveyed on 21 separate occurrences for ***a total of 21,231 parking spaces surveyed***.

Spaces were surveyed for each day of the week, Monday through Sunday, three times a day. Daily surveys were performed in the Morning (9 am to 11am), Mid-Day (12 pm to 2 pm) and Evening (4 pm to 6 pm), as noted in Table 1 below.

Table 1 – Parking Survey Dates

Monday Morning – 6/06/16	Friday Morning – 5/13/16
Monday Mid-Day– 6/06/16	Friday Mid-Day – 5/13/16
Monday Evening – 6/06/16	Friday Evening – 5/13/16
Tuesday Morning – 5/10/16	Saturday Morning – 5/14/16
Tuesday Mid-Day – 5/10/16	Saturday Mid-Day – 5/14/16
Tuesday Evening – 5/31/16	Saturday Evening – 5/14/16
Wednesday Morning – 5/11/16	Sunday Morning – 5/15/16
Wednesday Mid-Day – 5/11/16	Sunday Mid-Day – 5/15/16
Wednesday Evening – 5/11/16	Sunday Evening – 5/15/16
Thursday Morning – 5/12/16	
Thursday Mid-Day – 5/12/16	
Thursday Evening – 5/12/16	

Results of the parking survey were recorded in extensive data tables. Tables were then condensed and formatted in the following tables, found in Appendix A:

- Table 2 – Parking Survey, Morning (9am to 11am)
- Table 3 – Parking Survey, Mid-Day (12pm to 2 pm)
- Table 4 – Parking Survey, Early Evening (4pm to 6pm).

Each table includes parking count information for all locations in the Parking Study Area for all seven days of the week.

Overall, the 49 different Street Sections and Parking Lots were surveyed three times a day for seven days, produced 1,029 total surveys. A Street Section is a section of a street, between cross streets. For example, Liberty Street from Market Street to Buckeye Street is considered a Street Section.

Data recorded in the tables includes the Street Section and City Parking Lot location, capacity of parking, average observed spaces occupied, days in which parking was observed at 85% capacity or higher, and individual counts each day. Parking observed at less than 85% capacity is generally considered to have available parking, while parking at 85% capacity or higher indicates a shortage of available parking.

THE FOLLOWING GENERAL TRENDS WERE OBSERVED FROM THE PARKING SURVEY TABLES:

- ***Street Sections and City Parking Lots were almost never at capacity.***
  - Of the 1,029 Street Section and Parking Lots surveyed, only 15, or 1.5%, were at capacity.
- ***Street Sections and City Parking Lots were rarely above 85% capacity.***
  - Only 2 Street Sections averaged higher than 85% capacity. This occurred Mid-Day on Liberty Street from Walnut Street to Market Street and Liberty Street from Market Street to Buckeye Street. Both Street Sections averaged 88% of capacity.
  - Only 45 of the 1,029 total Street Sections and City Parking Lots counts, or 4%, were at 85% capacity or higher.
- ***The vast majority of Street Sections and City Parking Lots were, on average, less than half full.***
  - 83% of Street Sections and City Parking Lots were observed below half capacity.

PARKING SURVEY MAPPING

As previously discussed, detailed tables were created for the parking survey. In addition, parking survey data was also recorded spatially utilizing Geographic Information System (GIS) software. Spatial data was formatted and standardized into Maps 4 through 10 found in Appendix B.

Map 4 provides the overall average parking occupancy for each parking space in the study area over the total 21 parking counts. Maps 5 through 7 illustrate the average parking occupancy for the 15 Weekday counts broken into maps for Morning, Mid-Day and Evening. Maps 8 through 10 illustrate the average parking occupancy for the 6 Weekend counts, also broken into maps for Morning, Mid-Day and Evening.

THE FOLLOWING GENERAL TRENDS WERE OBSERVED FROM THE PARKING SURVEY MAPS:

- ***All Maps:***
  - Average occupancy counts were consistently the highest on Liberty Street within one block from Market Street and in portions of the North and South Buckeye Parking lots.
  - In any location, on any map, a parking space was likely available within one block in any direction.
  - Streets on the perimeter of the study area saw low parking occupancy with the exception of Henry Street between South Walnut Street and South Buckeye Street.
  - Low parking occupancy rates of on-street spaces and spaces in city lots were observed in areas east of Bever Street.
- ***Weekday Maps***
  - Counts mirrored the above overall trends with highest parking occupancy rates in the Mid-Day timeframe (Map 6).
  - Higher parking occupancy rates were observed in Morning and Mid-Day timeframes than the Evening timeframe.
- ***Weekend Maps***
  - The Weekend Morning timeframe saw very low parking occupancy.
  - In the Mid-Day and Evening timeframes, trends were similar to Weekday observations, though generally at a lower level.
  - Weekend Mid-Day observations showed high parking occupancy rates on West Liberty Street from Market Street to Grant Street and on Grant Street from West Liberty Street to South Street. These higher counts may be attributed to the adjacent Wayne County Library.
- ***City Parking Lots:***
  - The North and South Buckeye Street City Parking Lots illustrated high parking occupancy rates on Weekdays, particularly during the Morning and Mid-Day timeframes.
  - The Merchants Block Lot was utilized in the Morning and Mid-Day on Weekdays, but had low occupancy rates on Weekday Evenings and on the Weekends.
  - The North Street Lot had consistently low occupancy rates.

- ***City Parking Lots: Leased and Unleased Spaces***

  Weekdays

  - The North and South Buckeye Street Lots had comparable leased and unleased parking occupancy rates for Morning and Mid-Day timeframes.
  - The South Market Street Lot leased spaces had moderate to low parking occupancy rates, though leased spaces were typically *more* occupied than unleased spaces.
  - The Merchants Block Lot had leased spaces with moderate parking occupancy rates, though leased spaces were typically *less* occupied than unleased spaces.
  - The East Liberty Lot, which is entirely leased, had moderate parking occupancy rates for Morning and Mid-Day timeframes.

  Weekends

  - All leased spaces saw low occupancy rates for Weekend counts.

CONCLUSIONS & RECOMMENDATIONS

Throughout the process of conducting this Parking Study, it was abundantly clear that Downtown Wooster is a vibrant location, which is truly the heart of the City. Where many downtown areas struggle to attract locals and visitors alike, Downtown Wooster is simultaneously a location where locals live, work and play as well as a destination sought out by those outside the community. With such vitality comes the challenge of providing parking for a variety of users in an environment which was not established in the age of the automobile.

This study has shown that Downtown Wooster has an overall adequate amount of public parking. In all parking counts, less than half of all available spaces were utilized. In addition, many areas on the perimeter of the study area and east of Bever Street saw consistently low parking occupancy rates.

However, areas within one block of the intersection of Market Street and Liberty Street often saw high parking occupancy rates, particular Weekdays in the Morning and Mid-Day. At such times, parking was generally concentrated on Liberty Street, the North and South Buckeye Lots, and the Merchants Block lot. The desirability of such parking spaces is clearly due to the proximity to the concentration of business and Wayne County agencies, such as the Courthouse and the Library.

General recommendations for future parking considerations in Downtown Wooster include:

- Continue efforts to improve wayfinding by providing additional signs and other devices to direct motorists to public parking areas and from parking areas to businesses and attractions.
- Coordinate with downtown business owners and downtown organizations to review and refine existing parking regulations.
- Examine existing lease agreements to determine if the number leased spaces may be reduced, the location of leased spaces may be altered and if leased spaces are necessary in certain public parking lots.
- Continue investments in public parking lots, particularly in areas in the eastern portion of the study area which are targeted for redevelopment.
- Investigate the possibility of expanding the existing parking exemption district to the east of Bever Street.
- Encourage businesses and organizations with private parking areas to discuss the possibility of shared parking agreements, particularly when uses have complimentary hours of operation.

APPENDIX A – PARKING SURVEY TABLES

Table 2 – Parking Survey, Morning (9am to 11am)

Street or Lot	Street Section			LocationID	Capacity	Avg.	Avg.% Full	Counts 85% Full or Higher	Daily Parking Counts						
									M	T	W	Th	F	Sa	Su
Larwill St.	Grant St.	to	Walnut St.	LarwillGW	16	2	14%	0	3	2	1	2	1	1	1
	Walnut St.	to	Market St.	LarwillWM	7	3	40%	0	0	5	4	3	2	0	4
	Market St.	to	Buckeye St.	LarwillMB	20	1	4%	0	4	0	0	0	0	1	14
	Buckeye St.	to	Bever St.	LarwillBB	19	2	11%	0	0	3	2	3	2	0	2
North St.	Grant St.	to	Walnut St.	NorthGW	18	5	29%	0	7	6	3	6	4	4	4
	Walnut St.	to	Market St.	NorthWM	11	4	36%	0	3	8	3	0	6	0	2
	Market St.	to	Buckeye St.	NorthMB	20	8	38%	1	1	12	5	13	7	1	20
	Buckeye St.	to	Bever St.	NorthBuBe	9	5	56%	0	5	6	3	5	6	1	0
	Bever St.	to	Beall Ave.	NorthBeBe	12	2	17%	0	2	2	2	2	2	2	3
	Beall Ave.	to	Spink St.	NorthBS	15	2	12%	0	0	3	2	2	2	1	2
Liberty St.	Grant St.	to	Walnut St.	LibertyGW	23	16	70%	0	18	19	13	15	16	15	0
	Walnut St.	to	Market St.	LibertyWM	21	17	83%	3	15	18	17	19	18	14	7
	Market St.	to	Buckeye St.	LibertyMB	21	13	62%	0	6	16	16	15	12	14	5
	Buckeye St.	to	Bever St.	LibertyBuBe	29	13	44%	0	16	9	15	6	18	7	2
	Bever St.	to	Beall Ave.	LibertyBeBe	21	3	15%	0	0	7	2	5	2	2	0
	Beall Ave.	to	RR Tracks	LibertyBR	21	2	9%	0	3	3	3	0	0	1	0
South St.	Grant St.	to	Walnut St.	SouthGW	13	4	29%	0	3	4	4	4	4	0	0
	Walnut St.	to	Market St.	SouthWM	14	7	53%	1	6	4	6	13	8	12	0
	Market St.	to	Buckeye St.	SouthMB	14	6	46%	1	6	11	3	7	5	3	13
	Buckeye St.	to	Bever St.	SouthBuBe	21	8	38%	0	9	10	10	4	7	4	0
	Bever St.	to	RR Tracks	SouthBeRe	27	2	7%	0	4	1	1	2	1	3	4
Henry St.	Grant St.	to	Walnut St.	HenryGW	12	2	17%	0	1	4	3	1	1	3	3
	Walnut St.	to	Market St.	HenryWM	13	9	69%	1	7	13	10	8	7	7	6
	Market St.	to	Buckeye St.	HenryMB	5	4	84%	1	2	5	4	5	5	2	3
	Buckeye St.	to	Bever St.	HenryBB	7	2	31%	0	3	1	3	2	2	2	2
Grant St.	Larwill St.	to	North St.	GrantLN	0	-	-	-	-	-	-	-	-	-	-
	North St.	to	Liberty St.	GrantNL	0	-	-	-	-	-	-	-	-	-	-
	Liberty St.	to	South St.	GrantLS	6	3	47%	0	3	3	3	3	2	3	3
	South St.	to	Henry St.	GrantSH	13	3	23%	0	3	5	3	2	2	6	7
Walnut St.	Larwill St.	to	North St.	WalnutLN	13	2	14%	0	2	0	3	0	4	1	1
	North St.	to	Liberty St.	WalnutNL	18	13	73%	1	14	10	14	12	16	13	0
	Liberty St.	to	South St.	WalnutLS	23	9	40%	0	10	11	8	12	5	10	1
	South St.	to	Henry St.	WalnutSH	11	5	44%	1	4	10	5	3	2	1	1
Market St.	Larwill St.	to	North St.	MarketLN	16	2	10%	0	1	0	0	5	2	1	10
	North St.	to	Liberty St.	MarketNL	9	4	42%	0	1	4	5	2	7	5	0
	Liberty St.	to	South St.	MarketLS	11	4	35%	0	4	0	8	0	7	6	3
	South St.	to	Henry St.	MarketSH	21	3	15%	0	5	5	1	0	5	5	3
Buckeye St.	Larwill St.	to	North St.	BuckeyeLN	10	5	52%	0	4	5	6	6	5	0	6
	North St.	to	Liberty St.	BuckeyeNL	19	8	41%	0	8	7	7	10	7	4	6
	Liberty St.	to	South St.	BuckeyeLS	18	9	52%	0	9	8	10	10	10	9	0
	South St.	to	Henry St.	BuckeyeSH	6	5	83%	0	5	5	5	5	5	5	0
Bever St.	Larwill St.	to	North St.	BeverLN	0	-	-	-	-	-	-	-	-	-	-
	North St.	to	Liberty St.	BeverNL	9	5	51%	0	5	6	3	5	4	4	0
	Liberty St.	to	South St.	BeverLS	0	-	-	-	-	-	-	-	-	-	-
	South St.	to	Henry St.	BeverSH	0	-	-	-	-	-	-	-	-	-	-
Spink St.	North St.	to	Liberty St.	Spink	0	-	-	-	-	-	-	-	-	-	-
Merchants Block Lot				MerchantsLot	54	29	53%	0	32	29	30	25	28	15	3
Square NE Lot				SquareNELot	17	10	56%	0	8	6	7	14	13	12	0
Square SE Lot				SquareSELot	16	5	30%	1	2	8	6	4	4	16	2
Square SW Lot				SquareSWLot	14	8	60%	1	7	7	12	10	6	8	1
South Market Lot				SMarketLot	46	18	39%	0	16	20	22	19	13	5	9
North Buckeye Lot				NBuckeyeLot	98	65	66%	0	63	65	56	75	65	29	27
South Buckeye Lot				SBuckeyeLot	98	45	46%	0	46	48	45	44	44	14	43
North Street Lot				NorthStLot	14	4	30%	0	1	1	5	8	6	3	0
E. Liberty/RR Tracks Lot				ELibertyLot	42	18	43%	0	15	19	24	20	12	0	0
Totals					**1011**	**424**	**42%**	**12**	**392**	**454**	**423**	**436**	**412**	**275**	**223**

Table 3 – Parking Survey, Mid-Day (12pm to 2 pm)

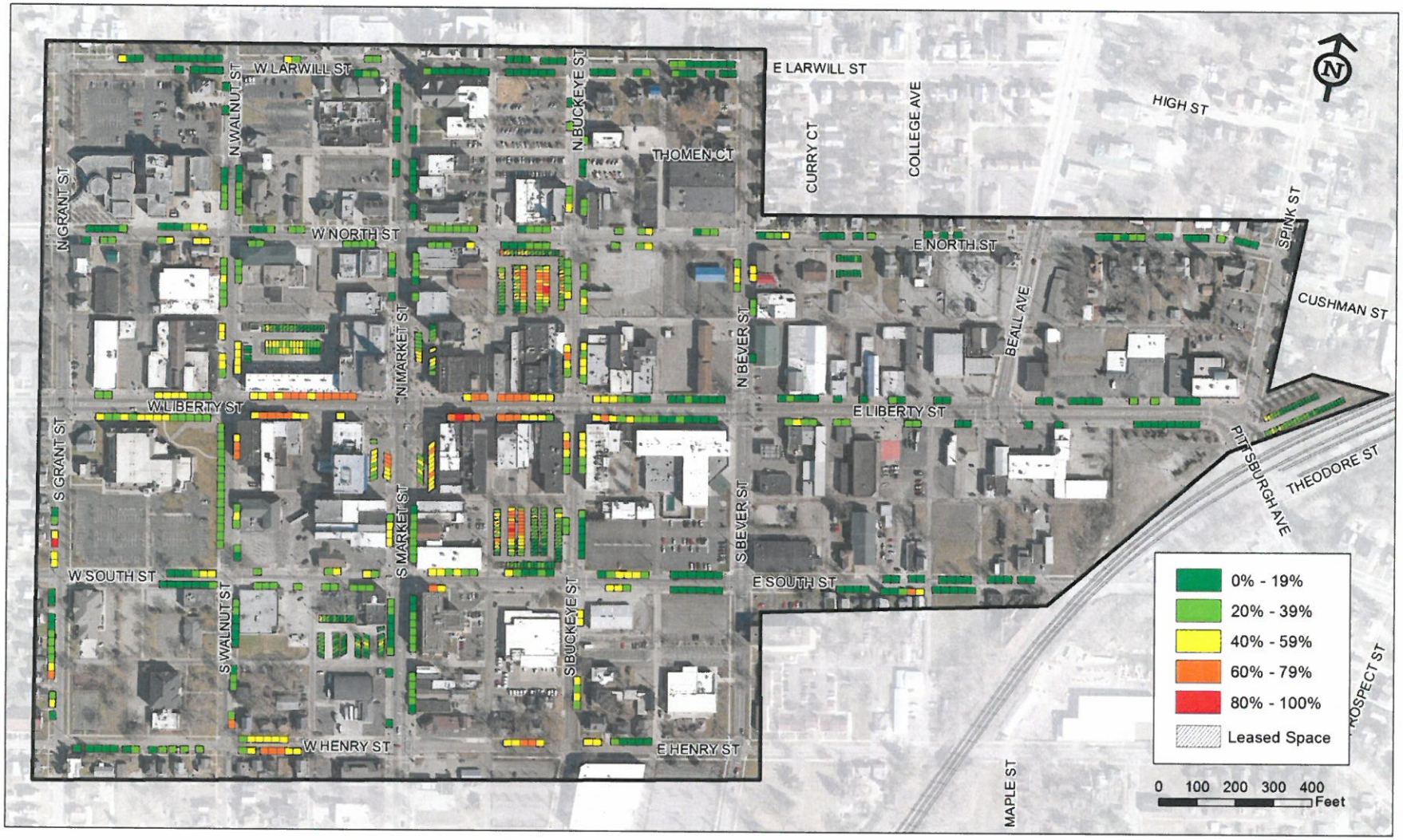
Street or Lot	Street Section			LocationID	Capacity	Avg.	Avg.% Full	Counts 85% Full or Higher	Daily Parking Counts						
									M	T	W	Th	F	Sa	Su
Larwill St.	Grant St.	to	Walnut St.	LarwillGW	16	1	8%	0	0	1	1	1	1	1	1
	Walnut St.	to	Market St.	LarwillWM	7	3	37%	0	3	2	2	3	3	0	1
	Market St.	to	Buckeye St.	LarwillMB	20	0	1%	0	1	0	0	0	0	1	0
	Buckeye St.	to	Bever St.	LarwillBB	19	2	12%	0	2	2	2	3	2	2	5
North St.	Grant St.	to	Walnut St.	NorthGW	18	9	49%	0	9	9	8	11	7	5	9
	Walnut St.	to	Market St.	NorthWM	11	5	45%	0	2	5	5	6	7	3	0
	Market St.	to	Buckeye St.	NorthMB	20	8	42%	1	10	4	14	7	7	17	0
	Buckeye St.	to	Bever St.	NorthBuBe	9	6	69%	1	6	6	8	4	7	0	0
	Bever St.	to	Beall Ave.	NorthBeBe	12	2	18%	0	2	2	1	2	4	2	3
	Beall Ave.	to	Spink St.	NorthBS	15	2	15%	0	1	3	2	3	2	2	3
Liberty St.	Grant St.	to	Walnut St.	LibertyGW	23	14	61%	1	15	11	5	21	18	17	13
	Walnut St.	to	Market St.	LibertyWM	21	18	88%	6	21	14	20	19	18	20	20
	Market St.	to	Buckeye St.	LibertyMB	21	18	85%	4	20	18	20	15	16	18	14
	Buckeye St.	to	Bever St.	LibertyBuBe	29	10	34%	0	6	11	7	15	10	11	0
	Bever St.	to	Beall Ave.	LibertyBeBe	21	7	32%	0	3	8	6	7	10	9	3
	Beall Ave.	to	RR Tracks	LibertyBR	21	1	7%	0	2	2	1	2	0	0	0
South St.	Grant St.	to	Walnut St.	SouthGW	13	5	35%	0	4	6	4	5	4	0	0
	Walnut St.	to	Market St.	SouthWM	14	6	41%	0	4	1	6	9	9	1	2
	Market St.	to	Buckeye St.	SouthMB	14	8	56%	0	3	10	8	7	11	4	1
	Buckeye St.	to	Bever St.	SouthBuBe	21	8	39%	0	10	10	7	5	9	3	0
	Bever St.	to	RR Tracks	SouthBeRe	27	2	9%	0	4	2	3	1	2	3	5
Henry St.	Grant St.	to	Walnut St.	HenryGW	12	2	20%	0	1	3	1	3	4	2	1
	Walnut St.	to	Market St.	HenryWM	13	8	65%	1	8	12	9	8	5	6	5
	Market St.	to	Buckeye St.	HenryMB	5	4	84%	2	3	4	4	5	5	2	3
	Buckeye St.	to	Bever St.	HenryBB	7	2	23%	0	1	1	2	2	2	2	1
Grant St.	Larwill St.	to	North St.	GrantLN	0	-	-	-	-	-	-	-	-	-	-
	North St.	to	Liberty St.	GrantNL	0	-	-	-	-	-	-	-	-	-	-
	Liberty St.	to	South St.	GrantLS	6	3	50%	1	4	2	3	3	3	5	3
	South St.	to	Henry St.	GrantSH	13	4	32%	0	3	5	4	4	5	6	7
Walnut St.	Larwill St.	to	North St.	WalnutLN	13	5	37%	0	5	4	7	5	3	2	0
	North St.	to	Liberty St.	WalnutNL	18	12	69%	2	13	7	17	14	11	15	4
	Liberty St.	to	South St.	WalnutLS	23	14	62%	1	12	9	21	16	13	18	17
	South St.	to	Henry St.	WalnutSH	11	5	47%	0	3	9	7	4	3	1	1
Market St.	Larwill St.	to	North St.	MarketLN	16	1	6%	0	2	1	0	1	1	0	0
	North St.	to	Liberty St.	MarketNL	9	4	42%	0	5	3	4	3	4	0	1
	Liberty St.	to	South St.	MarketLS	11	4	33%	0	5	2	8	0	3	8	3
	South St.	to	Henry St.	MarketSH	21	5	26%	0	7	8	6	0	6	10	1
Buckeye St.	Larwill St.	to	North St.	BuckeyeLN	10	4	36%	0	2	3	2	5	6	6	2
	North St.	to	Liberty St.	BuckeyeNL	19	10	54%	0	10	7	8	14	12	12	2
	Liberty St.	to	South St.	BuckeyeLS	18	8	46%	0	6	12	3	9	11	7	1
	South St.	to	Henry St.	BuckeyeSH	6	4	60%	2	4	3	4	5	2	5	0
Bever St.	Larwill St.	to	North St.	BeverLN	0	-	-	-	-	-	-	-	-	-	-
	North St.	to	Liberty St.	BeverNL	9	5	58%	1	6	1	7	8	4	7	0
	Liberty St.	to	South St.	BeverLS	0	-	-	-	-	-	-	-	-	-	-
	South St.	to	Henry St.	BeverSH	0	-	-	-	-	-	-	-	-	-	-
Spink St.	North St.	to	Liberty St.	Spink	0	-	-	-	-	-	-	-	-	-	-
Merchants Block Lot				MerchantsLot	54	34	63%	0	36	31	37	37	29	24	8
Square NE Lot				SquareNELot	17	9	55%	0	7	10	9	10	11	9	5
Square SE Lot				SquareSELot	16	8	53%	1	11	6	9	2	14	16	9
Square SW Lot				SquareSWLot	14	11	79%	1	7	11	14	12	11	14	8
South Market Lot				SMarketLot	46	15	33%	0	16	13	20	16	10	6	5
North Buckeye Lot				NBuckeyeLot	98	63	65%	0	62	59	72	71	53	42	17
South Buckeye Lot				SBuckeyeLot	98	54	55%	0	48	58	50	52	60	31	21
North Street Lot				NorthStLot	14	1	4%	0	0	0	2	0	1	0	0
E. Liberty/RR Tracks Lot				ELibertyLot	42	18	42%	0	21	21	15	17	15	0	0
Totals					**1011**	**454**	**45%**	**25**	**436**	**432**	**475**	**472**	**454**	**375**	**205**

Table 4 – Parking Survey, Early Evening (4pm to 6pm)

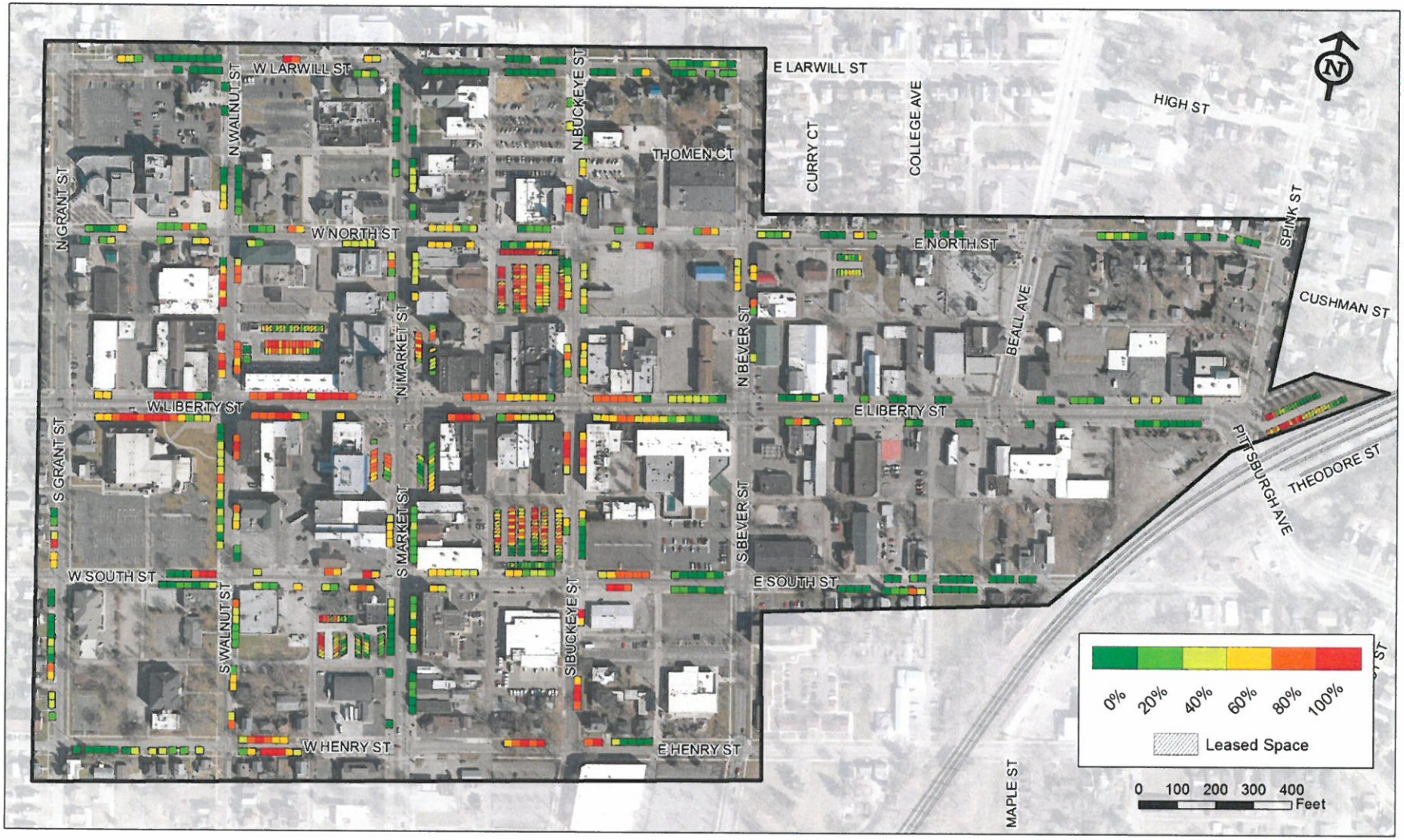
Street or Lot	Street Section	LocationID	Capacity	Avg.	Avg.% Full	Counts 85% Full or Higher	Daily Parking Counts						
							M	T	W	Th	F	Sa	Su
Larwill St.	Grant St. to Walnut St.	LarwillGW	16	1.4	9%	0	1	1	1	1	1	1	1
	Walnut St. to Market St.	LarwillWM	7	3	43%	0	4	2	5	3	1	0	0
	Market St. to Buckeye St.	LarwillMB	20	0	0%	0	0	0	0	0	0	0	0
	Buckeye St. to Bever St.	LarwillBB	19	3	16%	0	2	3	3	2	5	2	3
North St.	Grant St. to Walnut St.	NorthGW	18	4.4	24%	0	3	8	3	4	4	3	4
	Walnut St. to Market St.	NorthWM	11	1.2	11%	0	2	2	0	2	0	2	0
	Market St. to Buckeye St.	NorthMB	20	0.6	3%	0	0	0	1	0	2	0	0
	Buckeye St. to Bever St.	NorthBuBe	9	2.8	31%	0	4	2	4	4	0	0	0
	Bever St. to Beall Ave.	NorthBeBe	12	1	8%	0	0	2	1	1	1	4	2
	Beall Ave. to Spink St.	NorthBS	15	2	13%	0	2	1	3	2	2	3	2
Liberty St.	Grant St. to Walnut St.	LibertyGW	23	4.2	18%	0	6	5	2	2	6	1	1
	Walnut St. to Market St.	LibertyWM	21	12	57%	1	12	11	7	15	15	21	8
	Market St. to Buckeye St.	LibertyMB	21	13.2	63%	1	11	13	14	15	13	18	16
	Buckeye St. to Bever St.	LibertyBuBe	29	9.2	32%	0	13	7	7	11	8	2	13
	Bever St. to Beall Ave.	LibertyBeBe	21	4	19%	0	1	1	5	4	9	6	0
	Beall Ave. to RR Tracks	LibertyBR	21	0.2	1%	0	0	0	1	0	0	0	0
South St.	Grant St. to Walnut St.	SouthGW	13	1.4	11%	0	1	0	3	1	2	0	0
	Walnut St. to Market St.	SouthWM	14	4.4	31%	0	5	1	3	10	3	0	5
	Market St. to Buckeye St.	SouthMB	14	3	21%	0	0	1	4	5	5	4	2
	Buckeye St. to Bever St.	SouthBuBe	21	2.6	12%	0	2	1	2	4	4	0	0
	Bever St. to RR Tracks	SouthBeRe	27	3	11%	0	3	5	1	4	2	4	4
Henry St.	Grant St. to Walnut St.	HenryGW	12	2	17%	0	2	2	3	1	2	3	2
	Walnut St. to Market St.	HenryWM	13	8.6	66%	0	9	10	9	7	8	7	7
	Market St. to Buckeye St.	HenryMB	5	2.8	56%	0	4	3	2	3	2	1	2
	Buckeye St. to Bever St.	HenryBB	7	1	14%	0	1	1	1	1	1	1	1
Grant St.	Larwill St. to North St.	GrantLN	0	-	-	-	-	-	-	-	-	-	-
	North St. to Liberty St.	GrantNL	0	-	-	-	-	-	-	-	-	-	-
	Liberty St. to South St.	GrantLS	6	2.4	40%	0	2	1	4	2	3	3	4
	South St. to Henry St.	GrantSH	13	3.4	26%	0	3	2	3	3	6	4	4
Walnut St.	Larwill St. to North St.	WalnutLN	13	4.4	34%	1	5	8	2	6	1	12	1
	North St. to Liberty St.	WalnutNL	18	5	28%	0	6	6	2	2	9	2	0
	Liberty St. to South St.	WalnutLS	23	7.2	31%	0	4	10	9	8	5	4	5
	South St. to Henry St.	WalnutSH	11	1.8	16%	0	2	2	3	1	1	1	1
Market St.	Larwill St. to North St.	MarketLN	16	0	0%	0	0	0	0	0	0	0	0
	North St. to Liberty St.	MarketNL	9	0.4	4%	0	1	0	0	1	0	0	0
	Liberty St. to South St.	MarketLS	11	7.4	67%	1	8	7	11	3	8	8	7
	South St. to Henry St.	MarketSH	21	5.6	27%	0	3	7	9	1	8	14	2
Buckeye St.	Larwill St. to North St.	BuckeyeLN	10	1	10%	0	0	1	0	1	3	1	1
	North St. to Liberty St.	BuckeyeNL	19	11.6	61%	1	8	10	10	12	18	10	7
	Liberty St. to South St.	BuckeyeLS	18	4.4	24%	0	2	3	3	13	1	4	0
	South St. to Henry St.	BuckeyeSH	6	1.2	20%	0	1	2	1	2	0	1	0
Bever St.	Larwill St. to North St.	BeverLN	0	-	-	-	-	-	-	-	-	-	-
	North St. to Liberty St.	BeverNL	9	5.2	58%	1	8	2	5	7	4	5	2
	Liberty St. to South St.	BeverLS	0	-	-	-	-	-	-	-	-	-	-
	South St. to Henry St.	BeverSH	0	-	-	-	-	-	-	-	-	-	-
Spink St.	North St. to Liberty St.	Spink	0	-	-	-	-	-	-	-	-	-	-
Merchants Block Lot		MerchantsLot	54	8.6	16%	0	14	7	8	4	10	10	10
Square NE Lot		SquareNELot	17	5.6	33%	0	7	10	2	2	7	7	4
Square SE Lot		SquareSELot	16	11	69%	1	4	9	13	16	13	12	12
Square SW Lot		SquareSWLot	14	6.4	46%	1	13	3	2	6	8	8	4
South Market Lot		SMarketLot	46	8.4	18%	0	5	5	15	10	7	4	6
North Buckeye Lot		NBuckeyeLot	98	47.8	49%	0	31	50	49	57	52	33	26
South Buckeye Lot		SBuckeyeLot	98	39.8	41%	0	31	36	41	43	48	46	40
North Street Lot		NorthStLot	14	1	7%	0	0	0	0	4	1	0	0
E. Liberty/RR Tracks Lot		ELibertyLot	42	6.8	16%	0	9	13	1	9	2	0	0
Totals			**1011**	**287.4**	**28%**	**8**	**255**	**276**	**278**	**315**	**311**	**272**	**209**

APPENDIX B – PARKING MAPS

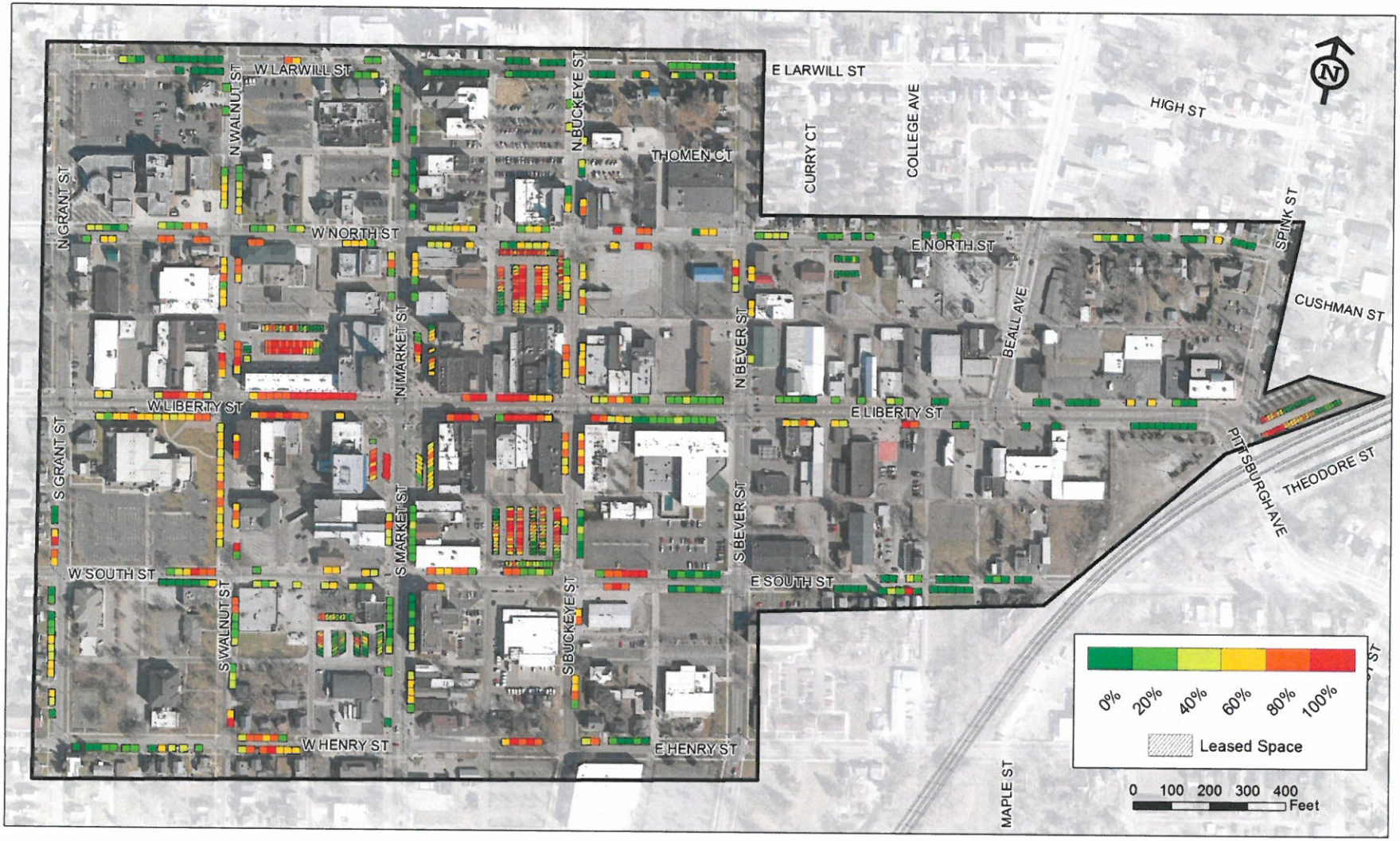
Map 4 – Average Parking Occupancy (All Counts)



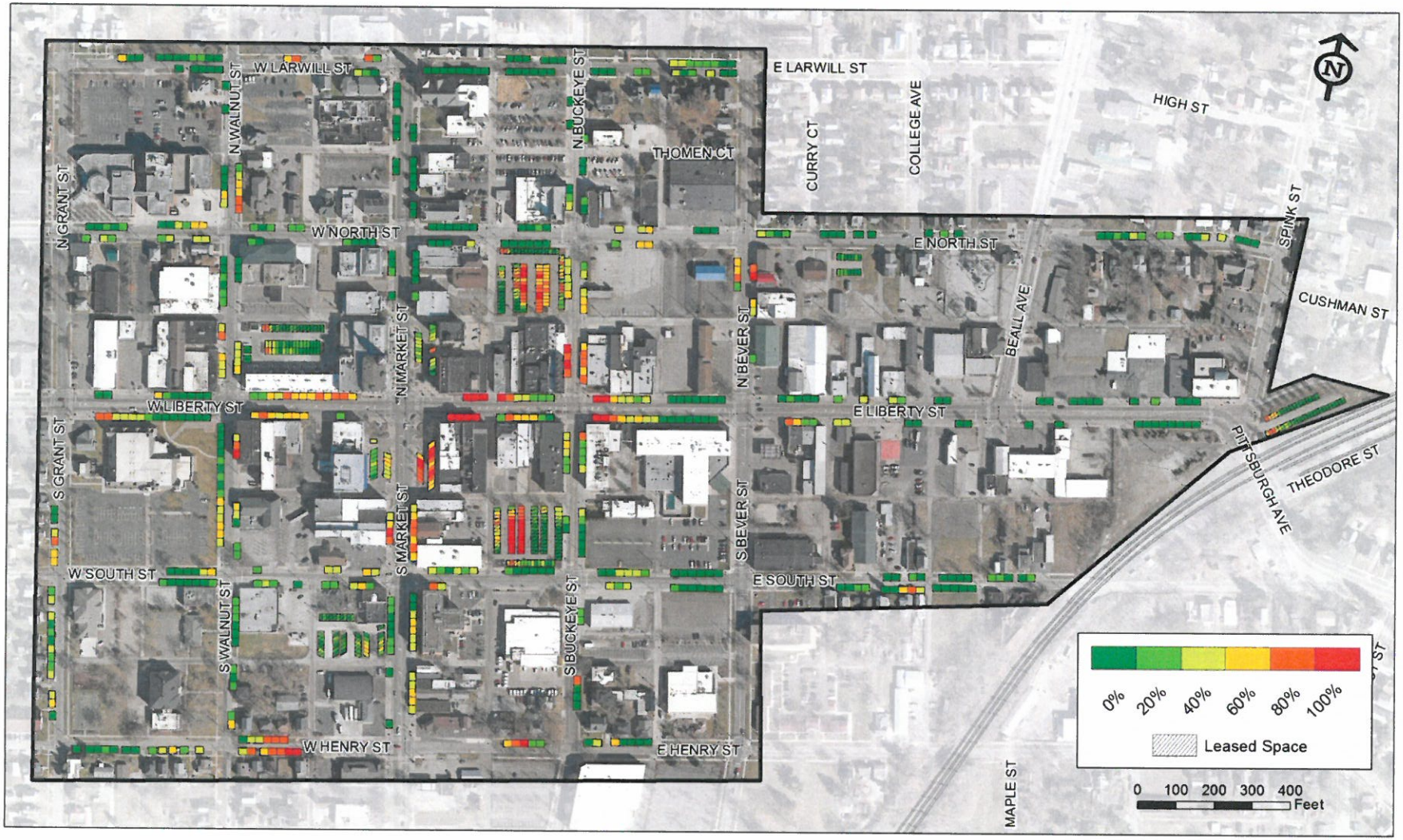
Map 5 – Weekday Morning Average Occupancy



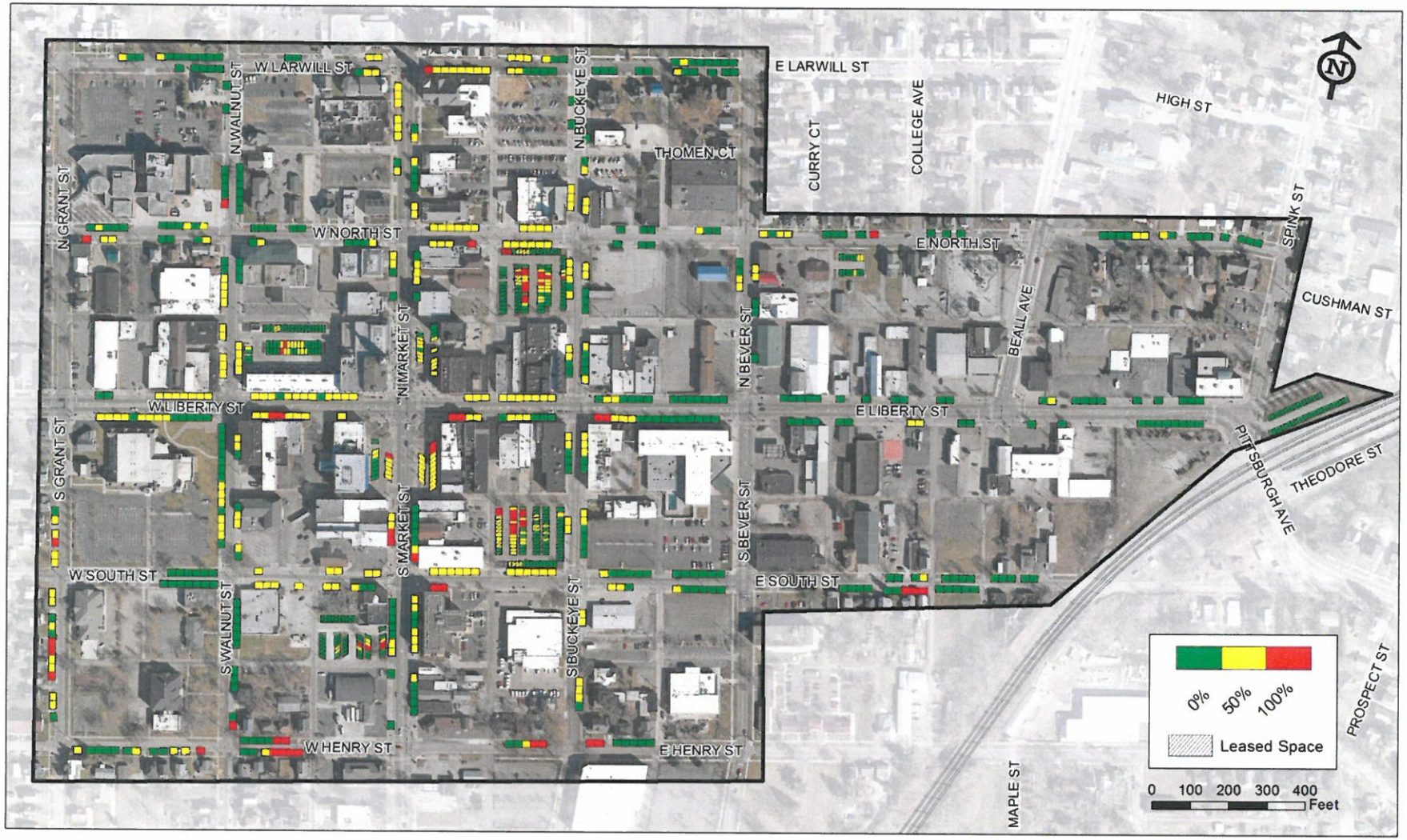
Map 6 – Weekday Mid-Day Average Occupancy



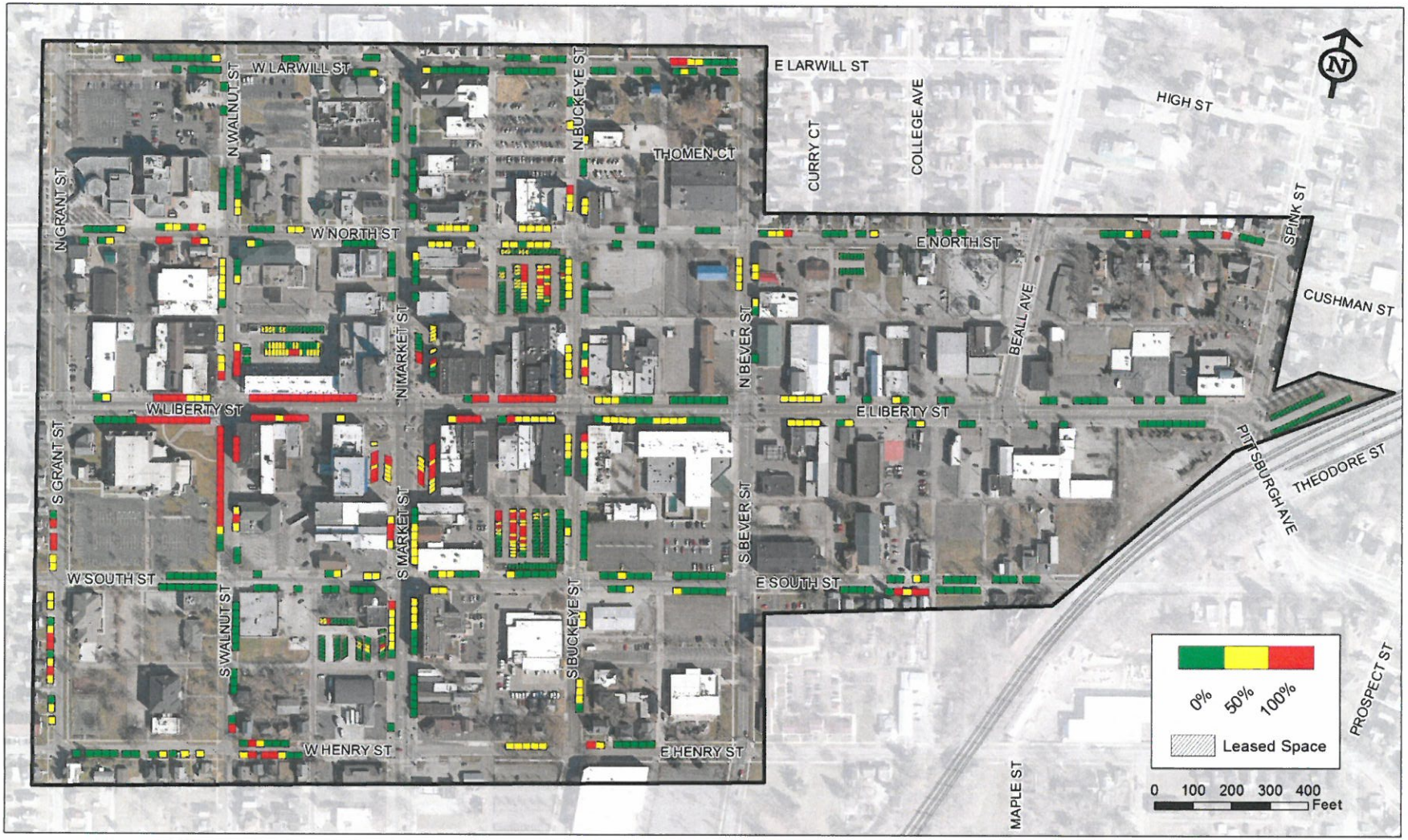
Map 7 – Weekday Evening Average Occupancy



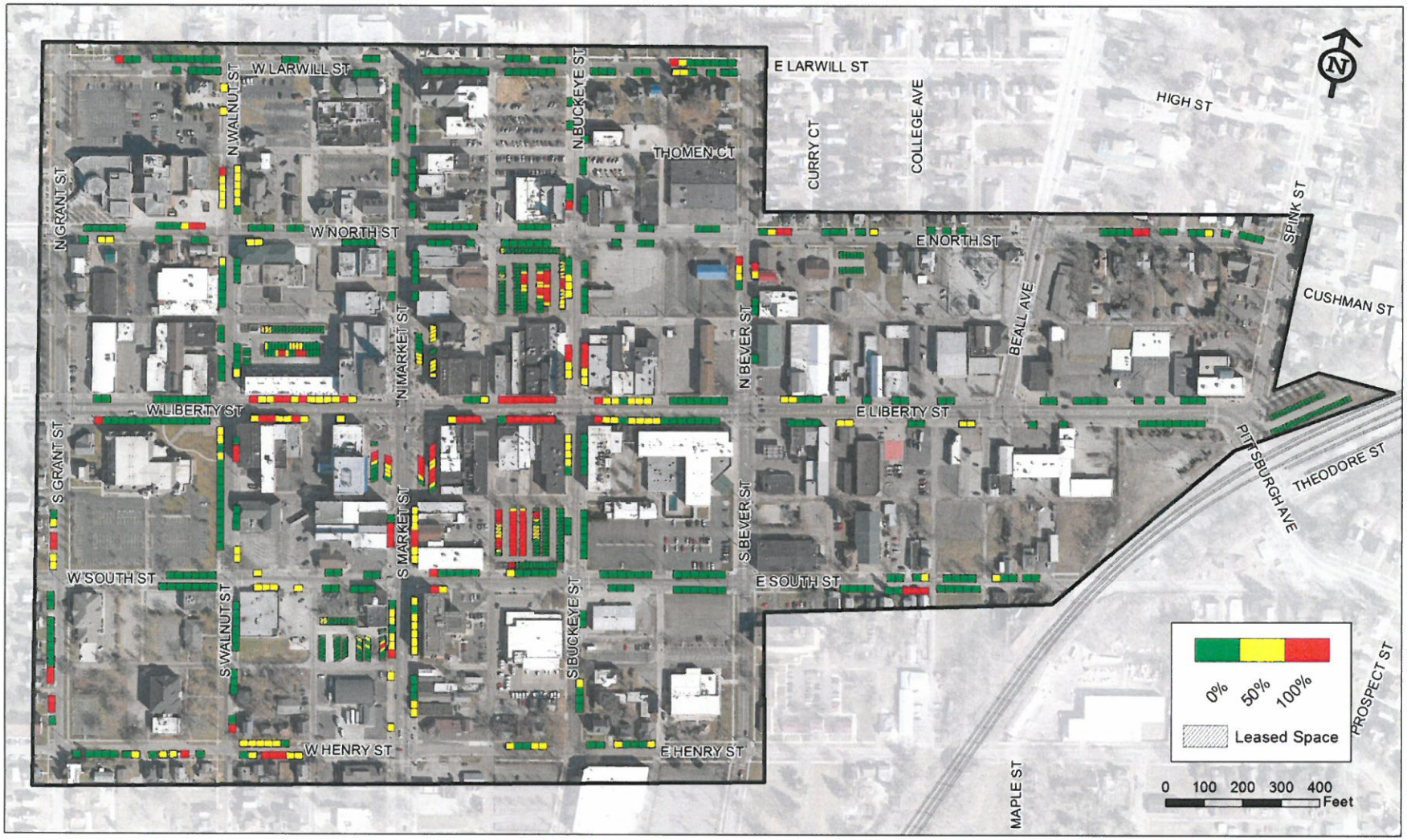
Map 8 – Weekend Morning Average Occupancy



Map 9 – Weekend Mid-Day Average Occupancy



Map 10 – Weekend Evening Average Occupancy



ORDINANCE NO. 2017-03

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS TO AMEND THE ZONING MAP AT 1039 PERKINS AVENUE

WHEREAS, Jackie and Cynthia Welch have filed an application for a zoning amendment, which seeks approval from City Council to designate 0.651 acres at 1039 Perkins Avenue, with Parcel Numbers 56-00135.000, 56-00137.00, and 56-00139.00, to a R-2 (Single Family Residential) zoning district upon annexation into the City of Wooster; and

WHEREAS, at its December 28, 2016 meeting, and after a public hearing in accordance with law, the Planning Commission voted unanimously to recommend to the City Council that the proposed zoning amendment of the property to a R-2 District be approved; and

WHEREAS, notice of a public hearing by the City Council on this zoning amendment has been given and a public hearing has been held, all in accordance with law; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, is amended to classify recently annexed land to a R-2 (Single Family Residential) zoning district, 0.651 acres at 1039 Perkins Avenue, with PPN 56-00135.000, 56-00137.00, and 56-00139.00, as appears on the map attached.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 1/17/17 2nd reading _____ 3rd reading _____

Passed: _____, 2017 Vote: _____

Attest: _____ _____
Clerk of Council President of Council

Approved: _____, 2017 _____
Mayor

Introduced by: Barbara A. Knapic

Request for Agenda Item
Non-Capital

Division Planning and Zoning **Meeting Date Requested** January 17, 2016

Project Name Zoning Map Amendment ☐ **Approved for Agenda**

Description (be as descriptive as possible, given space limitations)

Matt Long of Critchfield, Critchfield & Johnston Ltd. representing Jackie and Cynthia Welch is requesting approval from City Council for a zoning map amendment to designate 0.651 acres at 1039 Perkins Avenue with Parcel Numbers 56-00135.000, 56-00137.00 and 56-00139.00 to an R-2 (Single Family Residential) zoning district upon annexation into the City of Wooster.

Zoning Amendment applications require a recommendation from the Planning Commission prior to City Council's review. At the December 28th, 2016 meeting of the City of Wooster Planning Commission, a motion was made to forward an approval recommendation from the Planning Commission to City Council for the Zoning Amendment application (#ZC-268) with the condition that the three subject properties shall be combined into one single property. The motion was approved unanimously by the eight present Planning Commission Members.

The application requires a public hearing before City Council per the notification requirements of Section 1119.09 of the City of Wooster Codified Ordinances.

Is there a need for rules suspension or time limitation when this must be passed?

Manager Requesting Andrew Dutton

Date December 29, 2016

Approved for Agenda

Zoning Map Amendment #ZC-268
Perkins Avenue Zoning Designation

Property Owners:	Jackie and Cynthia Welch
Applicant:	Matt Long of Critchfield, Critchfield & Johnston Ltd.
Location:	1039 Perkins Avenue
Proposed Zoning:	R-2 (Single Family Residential)
Request:	An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to designate 0.651 acres to an R-2 (Single Family Residential) zoning district upon annexation into the City of Wooster

LOCATION AND SURROUNDING USES

The site consists of three properties composed of 0.547 acres of private property and 0.104 acres of right of way located on Perkins Avenue. All adjacent properties contain single family residential uses. Properties to the east are located within the city and zoned R-2. All other surrounding properties are located outside of the City of Wooster.

PROPOSED APPLICATION

The applicant is requesting annexation into the City of Wooster and is currently progressing through annexation procedures. The applicant is requesting a zoning of R-2 for the subject properties upon their annexation into the City.

ZONING DISTRICT INTENT

The intent of the R-2 zoning district is as follows, per Section 1133.01(h)(2):

> The R-2 Single-Family District is established to promote, preserve and protect medium-low density predominantly single-family neighborhoods in the City. Two-family dwellings are restricted to locations where they are designed and located in a manner that is compatible with the existing or proposed residential neighborhood.

PERMITTED USES

Table 1133.02 includes a list of all Permitted (P), Conditional (C), Accessory (A), and Prohibited (-- or not included in the table) uses in the R-2 zoning district:

	R-2 District
(1) Residential	
A. Single-family detached dwelling	P
B. Single-family attached dwelling	--
C. Two-family dwelling – new construction	C
D. Two-family dwelling conversion from SF dwelling	C
E. Cluster Residential Development (CRD) in	P
F. Bed and breakfast establishment	--
G. Adult care facility for 3-5 persons	P
H. Residential facility for 5 or fewer persons	P
I. Residential facility for 6-8 persons	P
J. Flag lots	--
(2) Community Facilities	
A. Place of worship/church	C
B. Cemetery	--
C. Day care facility, child and/or adult	C
D. Library, cultural institution	C
E. Public safety, health or utility facility	C
F. Utility substation/distribution facility, indoor	C
G. School (public/private) elementary/secondary	C
(3) Open Space/Recreation	
A. Golf course, except miniature golf	C
B. Community recreation facility	C
C. Public park, public playground	P
(4) Other Uses	
A. Wireless telecommunication facility	See Chapter 1173
B. Family Day Care Home, Type B	A
A. Temporary sales/leasing office or model unit[1]	P

COMPREHENSIVE PLAN

Land Use Action 7.3 of the Comprehensive Plan addressed annexations as follows:

> *Ensure new annexations can be served by city utilities.* If and when land is annexed into the City the impacts to the local infrastructure network should be considered. Specific impact studies should be completed (e.g. traffic, sewer, water) to examine the cost of outward of an outward development pattern. These costs should be considered carefully so as to not 'tax' the existing infrastructure network.

No other sections of the Comprehensive Plan apply as the site is currently developed.

PROPERTY CONFIGURATION

As noted, the site consists of three separate properties. The existing home is located on two separate lots and two of the three existing lots do not have frontage on a public right of way. These conditions do not meet the current code and would result in nonconformities upon annexation. The combination of the lots into a single property would address the existing nonconforming conditions.

UTILITY AVAILABILITY

Public water and sanitary sewer services are currently available along Perkins Avenue.

CRITERIA FOR APPROVAL

When a proposed amendment would result in a change of zoning classification of any property, the Planning Commission and the City Council should consider whether:

(1) The change in classification would be consistent with the Comprehensive Plan of the City or other adopted plans and policies.

(2) The change in classification would be consistent with the intent and purposes of this Planning and Zoning Code.

(3) The proposed amendment is made necessary because of changed or changing conditions in the area affected, and if so, the nature of such changed or changing conditions.

(4) The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity. The Planning Commission may suggest conditions and restrictions on the uses that would be permitted on the property if it were reclassified in order to attain compatibility with the uses permitted on other property in the immediate vicinity.

(5) The uses that would be permitted on the property if it were reclassified would have an adverse environmental or health impact on the immediate surrounding area in terms of acceptable air, noise, light, or water quality standards.

(6) Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

(7) The amount of vacant land with the same zoning classification as proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, if any, make a substantial part of such vacant land unavailable for development.

(8) The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

STAFF RECOMMENDATION

Staff recommends approval of Zoning Amendment #ZC-268 to designate 0.651 acres to an R-2 (Single Family Residential) zoning district upon annexation into the City of Wooster with the condition that the applicant shall combine the three existing lots into one single lot.

Application Number: 2016-2910

Zoning Amendment Number: ZC-268

CITY OF WOOSTER DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
538 North Market Street
Wooster, OH 44691
Phone: 330-263-5238 Fax: 330-263-5274

ZONING AMENDMENT APPLICATION TO THE PLANNING COMMISSION

Property Location: 1039 Perkins Avenue. Wooster, Ohio 44691

Property Owner:
Name: Jackie E. and Cynthia G. Welch
Address: 1039 Perkins Avenue, Wooster, Ohio 44691
Phone: 330-601-0803 Email: jjwelch@sssnet.com

Applicant: (If different than Property Owner)
Name: Matthew A. Long
Address: 225 North Market Street
Phone: 330-264-4444 Email: long@ccj.com

Zoning Amendment Type: ☐ Zoning Code Amendment ($150 fee) ☑ Zoning Map Amendment ($150 fee)

Parcel ID Number (if applicable): See Attached **Property Acreage (if applicable):** 0.651

Current Zoning (if applicable): n/a **Proposed Zoning (if applicable):** R-2

Request *(Use a separate sheet if necessary)*: This Application is related to the Annexation of the subject property. The request zoning is consistent with adjacent zoning and existing use of the subject property as single-family residential.

Submittal Requirements: The reverse side of this form indicates the required items to be submitted in order for an application to be heard by the Planning Commission.

Authorized Signature: I hereby certify that the information contained in this application is accurate to the best of my knowledge and I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record.

Signature of Property Owner or Authorized Applicant — *Date* 11/21/16

DO NOT WRITE BELOW THIS LINE – FOR OFFICIAL USE ONLY

Application Filed: 11/21/16 **Fee Paid:** 11/21/16 **Hearing:** 12/21/16

Decision: ☐ Granted ☐ Denied (See Permit for Conditions)

ATTACHMENT

Parcel ID Number: 56-00135.000

56-00137.000

56-00139.000

SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS

Boundary description of a 0.651 acre parcel Job No. SW 5677

Situated in the Township of Wooster, County of Wayne, State of Ohio;

Known as being a part of the Southwest Quarter of Section 10, T-15N; R-13W and further bounded and described as follows:

Commencing at the northeast corner of the N. Pt. of Lot 1758 as recorded in the Funks Addition in Volume 1; Page 230 of Wayne County Plat Records, also being on the westerly right of way line of Perkins Drive;

Thence S 00° 39' 40" E, 117.00 feet along the easterly line of said N. Pt. Lot of 1758 and the westerly right of way line of Perkins Drive to a point and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1) **N 89° 20' 20" E, 35.00** feet to a point on the Wooster City corporation line and the easterly right of way of Perkins Drive;

2) **S 00° 39' 40" E, 129.45** feet along the Wooster City corporation line and the easterly right of way of Perkins Drive to a point;

3) **S 89° 20' 20" W, 35.00** feet to a point on the westerly right of way of Perkins Drive;

4) **S 89° 43' 36" W, 180.79** feet to a point;

5) **N 03° 39' 36" E, 142.06** feet, passing through the southeast corner of Lot 1761 in the aforesaid Funks Addition 8.02 feet, continuing along the easterly line of said Lot 1761 to a point at the southwest corner of the N. Pt. of Lot 1760 in said Funks Addition;

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

6) **S 86° 08' 37" E, 170.61** feet along the southerly line of the N. Pt. of Lot 1760, the southerly line of the N. Pt. of Lot 1759, and the southerly line of the N. Pt. of Lot 1758 to the principal place of beginning and containing within said bounds 0.651 acre of land of which 0.104 acre is within the Perkins Drive right of way and 0.547 acre is contained in lands titled to Jackie E. and Cynthia G. Welch in Volume 678; Page 320 of Wayne County Deed Records, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October of 2016.
Basis of bearing: THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
See Wayne County Survey Records Volume ____; Page ____ for survey.

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

EXHIBIT
A

PETITION FOR ANNEXATION

To the Board of Commissioners of Wayne County, State of Ohio

The undersigned, being a majority of the owners of real estate in the following described territory within the County of Wayne and adjacent to the City of Wooster, Ohio, petitions the Board of Commissioners of Wayne County, Ohio, to annex the territory described below to the City of Wooster. The territory to be annexed is fully described as follows:

See attached **Exhibit A**.

The Tax Account Numbers are: 56-00135.000, 56-00137.000, and 56-00139.000.

The three parcels described herein for annexation consist of 0.547 acres.

An accurate map of this territory is attached hereto and incorporated herein as a part of this Petition as **Exhibit B**.

Matthew A. Long, 225 North Market Street, Wooster, Ohio, is hereby appointed and authorized to act as agent for the undersigned petitioners in securing such annexation with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area; to substitute an agent; to do any and all things essential thereto and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refiling, substituting, compromise, increase or deletion, or other actions for granting of this petition shall be made in the petition, description and/or plat by said agent without further expressed consent of petitioners.

The total number of owners of real estate in the above-described territory is two (2). Pursuant to Ohio Revised Code Section 709.02(E), the City of Wooster is not considered an "owner" and has not been included in the total number of owners necessary to file this petition.

Jackie E. Welch
Jackie E. Welch
Date: August 17, 2016

Cynthia G. Welch
Cynthia G. Welch
Date: August 17, 2016

NOTICE OF FILING OF ANNEXATION PETITION

TO: Clerk, Wooster City Council
FROM: Matthew A. Long, Agent for Petitioners
RE: Annexation of 0.599 Acres
DATE: September 2, 2016

Please take notice that an Annexation Petition, a copy of which is attached hereto as ***Exhibit A***, was filed with the Wayne County Commissioners on August 23, 2016 at 10:11 a.m. The Wayne County Commissioners have set the hearing to consider this Petition for **October 26, 2016** at **9:15 a.m.** The hearing shall be held at the Wayne County Administration Building, 428 W. Liberty Street, Wooster, Ohio, in the Commissioners' Meeting Room.

RECEIVED
SEP 2 2016
CITY OF WOOSTER

RECEIPT

The undersigned hereby acknowledges receipt of this Notice of Filing.

_____
Clerk, Wooster City Council

Date: _____, 2016

SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS

Boundary description of a 0.599 acre parcel Job No. SW 5677

Situated in the Township of Wooster, County of Wayne, State of Ohio;

Known as being a part of the Southwest Quarter of Section 10, T-15N; R-13W and further bounded and described as follows:

Commencing at the northeast corner of the N. Pt. of Lot 1758 as recorded in the Funks Addition in Volume 1; Page 230 of Wayne County Plat Records, also being on the westerly right of way line of Perkins Drive;

Thence S 00° 39' 40" E, 117.00 feet along the easterly line of said N. Pt. Lot of 1758 and the westerly right of way line of Perkins Drive to a point and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1) **S 86° 08' 37" E, 17.55** feet to a point on the Wooster City corporation line and the centerline of Perkins Drive right of way;

2) **S 00° 39' 40" E, 128.18** feet along the Wooster City corporation line and the centerline of Perkins Drive right of way to a point;

3) **S 89° 43' 36" W, 198.29** feet, passing through the northeast corner of Lot 1 in the Replat & Renumber of Samuel K. Funk Allotment as recorded in Volume 5; Page 151 of Wayne County Plat Records at 17.50 feet, continuing along said Lot 1 to a point;

4) **N 03° 39' 36" E, 142.06** feet, passing through the southeast corner of Lot 1761 in the aforesaid Funks Addition 8.02 feet, continuing along the easterly line of said Lot 1761 to a point at the southwest corner of the N. Pt. of Lot 1760 in said Funks Addition;

5) **S 86° 08' 37" E, 170.61** feet along the southerly line of the N. Pt. of Lot 1760, the southerly line of the N. Pt. of Lot 1759, and the southerly line of the N. Pt. of Lot 1758 to the principal place of beginning and containing within said bounds 0.599 acre of land, more or less, and subject to all legal highways and easements of record.

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

ALL-STATE LEGAL® EXHIBIT A

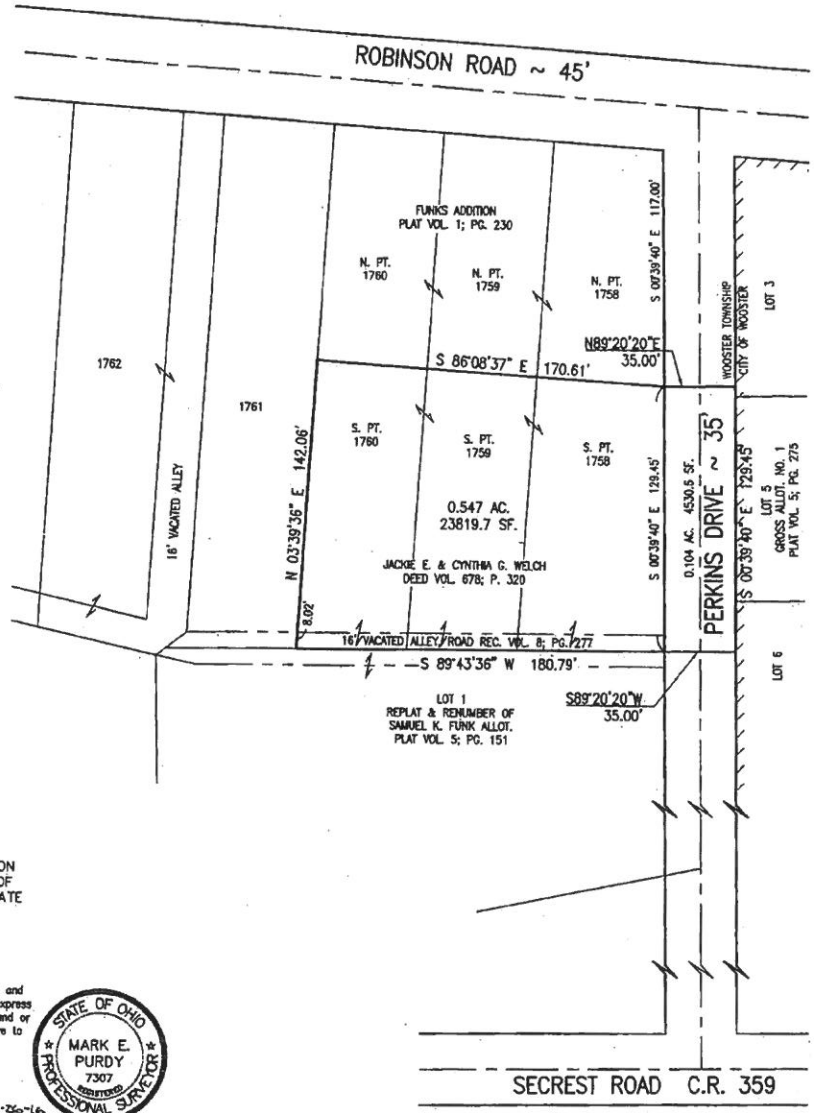
This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2016.
Basis of bearing: THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
See Wayne County Survey Records Volume ____; Page ____ for survey.

4841-0057-6822, v. 1

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

ANNEXATION PLAT

FOR A 0.651 ACRES
TO THE CITY OF WOOSTER
S.W. QTR. OF SEC. 10
T-15N ; R-13W
WOOSTER TOWNSHIP
WAYNE COUNTY, OHIO



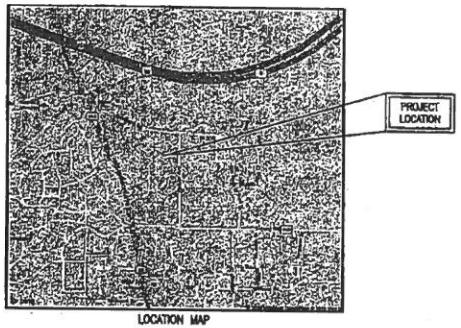
REFERENCE SURVEY:
'L'-112
'N'-87
'N'-157
'P'-310
'Q'-251
'T'-358
'AA'-37
'JJ'-110
ROAD BOOK 8; PG. 277

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

STATE OF OHIO
MARK E. PURDY
7307
REGISTERED
PROFESSIONAL SURVEYOR

By: _____ 10-26-16
Mark E. Purdy, P.S. #7307 Date



LOCATION MAP

Certified by Wayne County Commissioners:
this ___ day of _____, 20___

Resolution No._____

SCOTT S. WIGGAM ANN M. OBRECHT

Approved:
this ___ day of _____, 20___

Ordinance No._____

(Sign)
Wooster City Council
(Print)

Approved for Recording:
this ___ day of _____, 20___

Wayne County Tax Map Office
DOUGLAS K. GREEN

Transferred:
this ___ day of _____, 20___

(Sign)
Wayne County Auditor's Office
(Print)

Filed for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER

AUDITOR: _____
RECORDER: _____
TOTAL: _____

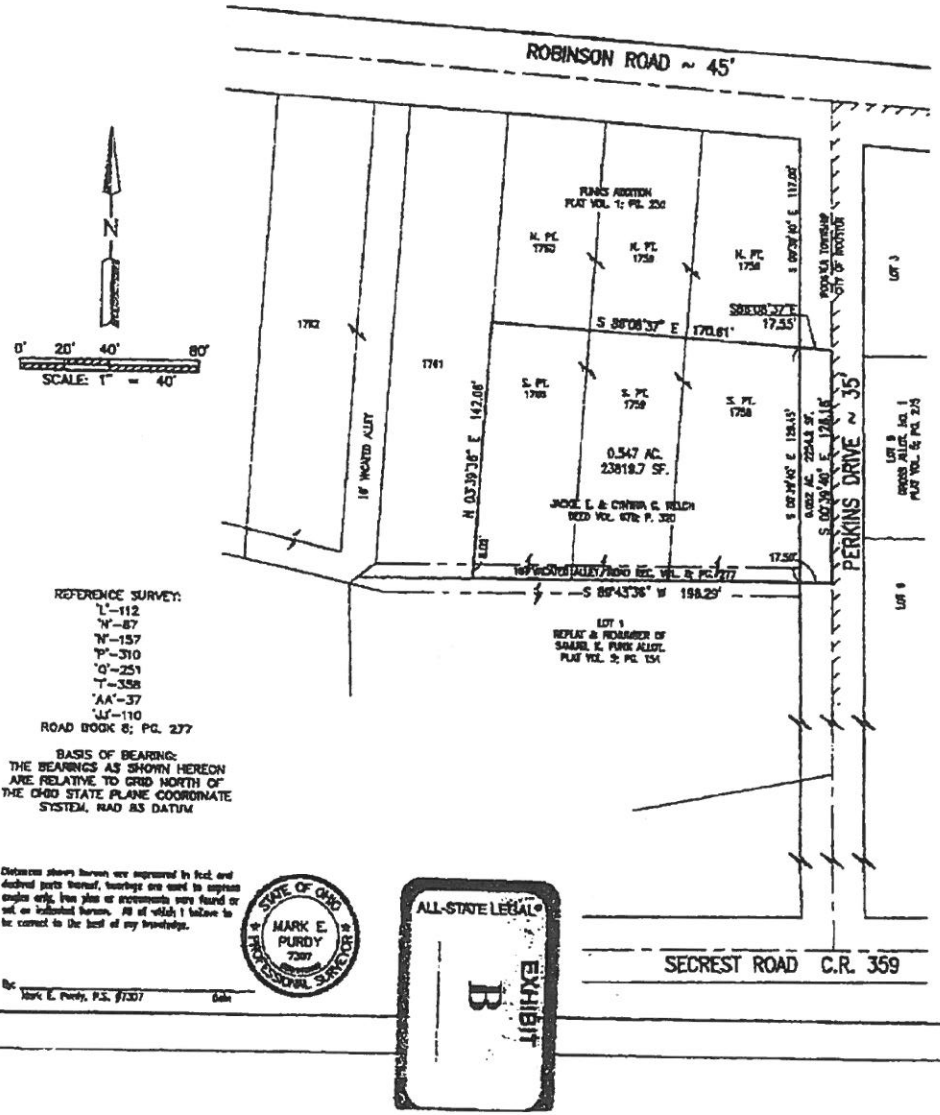
DATE _____
INSTRUMENT # _____
PLAT VOL. _____
FEE $ _____

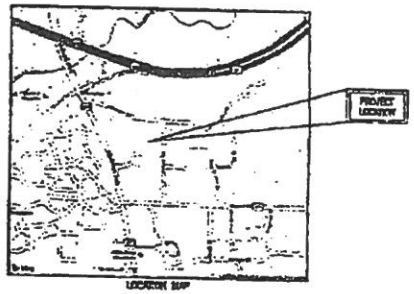
SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc.com

DRAWN	CHECKED	SCALE	DATE
C. Falk		1" = 40'	10/26/16
DWG NO: SW-5677	JOB NO: SW-5677		SHEET 1 OF 1

ANNEXATION PLAT

FOR A 0.598 ACRES
TO THE CITY OF WOOSTER
S.W. QTR. OF SEC. 10
T-15N : R-13W
WOOSTER TOWNSHIP
WAYNE COUNTY, OHIO





REFERENCE SURVEY:
'L'-112
'N'-87
'N'-157
'P'-310
'O'-251
'T'-358
'AA'-37
'JJ'-110
ROAD BOOK 8; PG. 277

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: Mark E. Purdy, P.S. #7307 Date

STATE OF OHIO
MARK E. PURDY
7307
PROFESSIONAL SURVEYOR

ALL-STATE LEGAL®
EXHIBIT B

Certified by Wayne County Commissioners
this ___ day of _____ 20___

Resolution No._____

SCOTT S. WIDDAM JOHN M. GERCHOT
Approved:
this ___ day of _____ 20___

Ordinance No._____ (Sign)
Wooster City Council
(Print)

Approved for Recording:
this ___ day of _____ 20___

Wayne County Tax Map Office
DOUGLAS K. GREEN

Transferred:
this ___ day of _____ 20___ (Sign)
Wayne County Auditor's Office
(Print)

Plat for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER
DATE_____
INSTRUMENT #_____
PLAT VOL. _____
PG. # _____

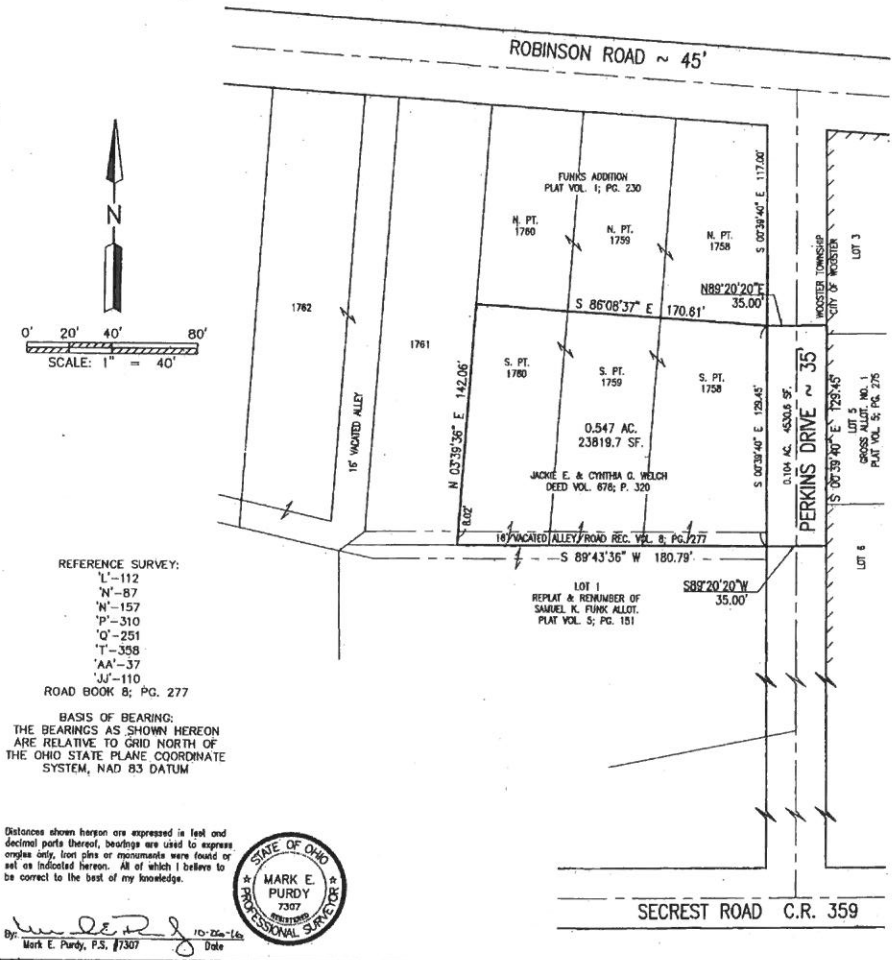
ADDITION _____
RECORDER _____
TOTAL _____

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Cleveland Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6277 FAX (330) 345-9123 email: sjla@sjla.com

SCALE: 1" = 40'			DATE: 08/01/14
DWG NO: SW-5677	JOB NO: SW-5677	SHEET 1 OF 1	

ANNEXATION PLAT

FOR A 0.651 ACRES
TO THE CITY OF WOOSTER
S.W. QTR. OF SEC. 10
T-15N ; R-13W
WOOSTER TOWNSHIP
WAYNE COUNTY, OHIO



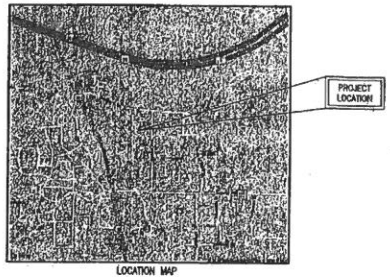
REFERENCE SURVEY:
'L'-112
'N'-87
'N'-157
'P'-310
'Q'-251
'T'-358
'AA'-37
'JJ'-110
ROAD BOOK 8; PG. 277

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: Mark E. Purdy, P.S. #7307 — Date 10-26-16

STATE OF OHIO
MARK E. PURDY
7307
REGISTERED
PROFESSIONAL SURVEYOR



LOCATION MAP

Certified by Wayne County Commissioners:
this ___ day of _____, 20__

Resolution No._____

SCOTT S. WIGGAM ANN M. OBRECHT

Approved:
this ___ day of _____, 20__

Ordinance No._____

(Sign)
Wooster City Council
(Print)

Approved for Recording:
this ___ day of _____, 20__

Wayne County Tax Map Office
DOUGLAS K. GREEN

Transferred:
this ___ day of _____, 20__

(Sign)
Wayne County Auditor's Office
(Print)

Filed for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER

AUDITOR:	DATE
RECORDER:	INSTRUMENT #
TOTAL:	PLAT VOL.
	FEE $

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc.com

DRAWN	CHECKED	SCALE	DATE
G. Feb		1" = 40'	10/26/16
DWG NO: SW-5677	JOB NO: SW-5677		SHEET 1 OF 1

RESOLUTION NO. 2017-06

A RESOLUTION AUTHORIZING ADDITIONAL CONTRACT FUNDS

WHEREAS, the Director of Administration entered into a contract with Dirt Dawg Excavating, LLC, for the construction of a sanitary sewer. Dirt Dawg provided the lowest estimate for the project, which was projected to be $46,405; and

WHEREAS, Dirt Dawg Excavating, during the project, encountered unexpected work involving the removal of a buried concrete headwall, which increased the total costs above the $50,000 limit requiring legislative authority under WCO 160.03; and

WHEREAS, it is now necessary to increase the amount of the contract by up to an additional $6,095.00, in order pay for the cost of services, which will come from budgeted funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the City's contract with Dirt Dawg Excavations, Inc., for sanitary sewer construction is authorized for an amount not to exceed $52,500.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Introduced: _____ Passed: _____ Vote: _____

Attest: _____
Clerk of Council

_____
President of Council

Approved: _____, 2017

_____
Mayor

Introduced by: Craig Sanders

Request for Agenda Item
Capital

Division Engineering **Meeting Date Requested** February 6, 2017

Project Name Cleveland Road Sanitary Sewer Replacement ☐ **Approved for Agenda**

Description (be as descriptive as possible, given space limitations)

This is a request to increase the amount of an existing contract.

This project consisted of constructing a sanitary sewer to bypass an existing sewer which has a sanitary sewer manhole exposed in the Little Apple Creek just south of Milltown Road. The construction plans were prepared and sent to four contractors for cost estimates. The lowest cost estimate was $46,405.00.

During construction the awarded contractor (Dirt Dawg Excavating, LLC) encountered a buried concrete headwall and had to bore under the structure in order to place the new sanitary sewer conduit. The extra cost of this work increased the total project costs above the approved $50,000 limit.

This request is for council to approve additional monies so that the contract costs will not exceed $52,500 for the work performed.

Is there a need for rules suspension or time limitation when this must be passed?

Manager Requesting Roger Kobilarcsik

Date January 23, 2017

Approved for Agenda

ORDINANCE NO. 2017-05

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BRAKE POINT RECOVERY CENTER LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY

WHEREAS, Brake Point Recovery Center, LLC, a limited liability company, desires to renovate 230 N. Market Street in the City of Wooster, an approximate 20,742 square foot convalescent hospital facility located within the region designated by Wooster City Council as the community reinvestment area (CRA). Proposed capital investment includes approximately $450,000.00 for improvements to the existing facilities, including new roof or roofing as needed, HVAC and electrical improvements, landscaping and exterior painting and upkeep, along with interior painting and remodeling of rooms, to establish a future rehabilitation center; and

WHEREAS, the Wooster Growth Corporation, as the designated community improvement corporation for the City of Wooster, has not made a recommendation for CRA tax incentives due to a conflict of interest concerning the subject property; and the Wooster City School District board of education has received notice of the CRA application, as provided by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the Mayor is hereby authorized to enter into an agreement on behalf of the City of Wooster with Brake Point Recovery Center, LLC, for CRA tax incentives. The terms of such agreement will include, but not be limited to, the following: (1) abatement of real estate taxes of 50%; (2) for a maximum term not to exceed ten years; (3) the creation of forty-five full-time jobs created within one year; (4) the creation of five part-time job equivalents within one year; and (4) other terms as the Mayor, in his/her discretion, deems appropriate.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council, in compliance with law.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order to facilitate implementation of the renovation project by the applicant; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed:_____, 2017 Vote: _____

Attest:_____ _____

Clerk of Council President of Council

Approved: _____, 2017 _____

Mayor

Introduced by: Scott Myers

Request for Agenda Item
Non-Capital

Division Development **Meeting Date Requested** 6 February 2017

Project Name Braking Point Recovery Center CRA Request (230 N. Market) ☐ **Approved for Agenda**

Description (be as descriptive as possible, given space limitations)

Requested is Council's authorization in allowing the Mayor to enter into a **ten-year**, **fifty-percent** Community Reinvestment Area Agreement (CRA) on the City's behalf with Braking Point Recovery Center LLC, a firm that provides healthcare, counseling, and nursing care for substance abuse rehabilitation. Specifically, Braking Point Recovery Center seeks to rehabilitate a 20,742 square-foot convalescent hospital, once known as the Horn Nursing Home of Sprenger Retirement Centers, located at 227/237 N. Walnut & 230 N. Market St in Wooster, Ohio, 44691.

The proposed rehabilitation project will require $450,000 in construction and repair costs, including new roof or roofing repairs as needed, HVAC and electrical improvements, landscaping and exterior painting and upkeep, along with interior painting and remodeling of rooms. Additionally, the facility will undergo asbestos abatement. The project will also involve an investment in building acquisition of $1,950,000, machinery and equipment of $100,000, furniture and fixtures of $50,000, and inventory of $25,000, for a total company investment of $2,575,000.

Braking Point Recovery Center is committing to hiring **forty-five full-time** and **five part-time staff** within the first year with an annual payroll of **$1,380,000**.

Originally constructed in 1940 as a hospital, the facility operated as a nursing home through the early 2010's. Since the nursing home's closure over two years ago, the building has remained vacant. During that time, our office spoke with a few different entities about the availability of the CRA at the particular site and also shared details on the Downtown Comprehensive Plan. A Braking Point Recovery Center representative first reached out to the City in October of last year. With approval on February 6th 2017 of this application, the firm would hope to begin work in the next several weeks.

Please find attached our application summary report. Thank you.

Is there a need for rules suspension or time limitation when this must be passed?

A suspension of the rules is requested in order to allow the firm to move forward on a time-sensitive project and strategic investment. With the ability to move forward this October if approved on October 3rd 2016, the firm anticipates being able to begin construction prior to Spring and move forward with hiring.

Manager Requesting Jonathan Millea

Date 18 January 2017

Approved for Agenda

COMMUNITY REINVESTMENT AREA SUMMARY: Braking Point Recovery Center, LLC

Prepared by the City of Wooster Department of Community Service and Development at the Request of:
Braking Point Recovery Center LLC – *227/237 N. Walnut & 230 N. Market St, Wooster, Oh 44691*
Application Date: 17 January 2017.

Project Summary: Braking Point Recovery Center, LLC has applied for a **10-year, 50 percent** property tax abatement to aid a $450,000 investment in renovating the former "Horn Nursing Home", a 20,742 square-foot convalescent hospital, with a detached home-converted-office. The site, 227/237 N. Walnut and 230 N. Market St. (Parcels 64-00386.000, 64-00713.001, 64-00708.000, and 64-00713.000), has remained vacant for over two years.

Braking Point Recovery Center will re-utilize the property as a substance abuse rehabilitation center, with 45 full-time and five part-time staff providing counseling, nursing care, and other healthcare. Braking Point Recovery Center LLC currently employs 100 persons statewide at its Youngstown and Columbus-area facilities.

Braking Point Recovery Center, LLC seeks to invest $450,000 in renovating the facility, including installing sections of new roofing and/or performing roofing repairs, in addition to heating, ventilation and air conditioning upgrades, electrical improvements, landscaping and exterior painting, in addition to interior work and remodeling of rooms. Included in the investment cost is extensive work to remove asbestos. In addition to an acquisition cost of $1,950,000, the firm will invest another $175,000 in machinery and equipment, furniture and fixtures, along with inventory.

Braking Point Recovery Center LLC, Project Map
227/237 N. Walnut St. & 230 N. Market St., Wooster.

Parcels 64-00386.000, 64-00713.000, 64-00713.001, and 64-00708.000 .001 are outlined in green within the 200 block of N. Market. Braking Point Recovery Center is committing to a $450,000 upgrade while hiring 49.5 FTE workers.

Project Impacts: The use of the site as a recovery center, similar to the previous nursing home use, is permitted by the site's current C-2 Neighborhood Business zoning. The project will employ a *minimum* of forty-five full-time positions and five part-time positions, with a minimum $1,255,000 and $125,000 in annual payroll respectively. An estimated $450,000 in rehabilitation costs has the potential to increase the property's $2,537,480 property valuation by the same amount, resulting in a $12,310 annual increase in property taxes. The proposed abatement may provide up to $6,155 in annual savings for the firm. (**Note:** The current valuation has the potential to be reduced by 23.15% with the proposed purchase price of $1,950,000, reducing annual tax obligations by $16,110.) Please see the table below for more details.

The applicant initially contacted the City in October 2016 to inquire about the CRA for this site. With approval of a CRA, the applicant hopes to move forward on the project to bring the empty nursing back to active use before autumn of this year.

Attachments: Original Braking Point Recovery Center, LLC Application.

TABLE: Project Implication Matrix
Braking Point Recovery Center, LLC Maximum Level Investment Projected Tax Impacts

Current Value[1] (230 N. Market)	Annual Tax Obligation[1]	Post Project Tax Value ($450,000 Invested)	Annual Tax Obligation without Abatement[2]	Annual Tax Obligation with 50% Abatement	Applicant's Annual Savings[3]	Total Savings after 10 Years
$2,537,480*	$69,526	$2,987,480	$81,836.00	$75,681	$6,155	$61,550

Braking Point Recover Center, LLC				
	Annual City Income Tax Creation[4]	$20,700	*Net Property Tax Gain with Abatement*	$6,155
	Cumulative Income Tax Creation	$207,000	*Cumulative Net Property Tax Gain*	$61,550
			Post-Community Reinvestment Area Gain	$12,310

1. Current Value of $2,537,480 based on the Wayne County Auditor's 100 percent 2016 valuation of taxes assessed for PPN 64-00386.000, 64-00713.000, 64-00713.001, and 64-00708.000 with Annual Tax Obligation based on actual reported 2016 taxes payable for 2017. Wayne County Auditor, Wayne County, Ohio. (1/2017) Property Records CAMA Database [Data file]. Retrieved from http://www.waynecountyauditor.org/. NOTE: Auditor's Fair Market Valuation may re-set to the purchase price of $1,950,000, reducing the annual tax obligation to $53,416, a difference of $16,110. This difference should be applied to post-project annual tax obligations when considering a potential re-valuation.
2. Figure assumes current tax obligation of the four parcels and $12,310 in new possible taxes resulting from a $450,000 investment. New tax figure calculated using the Wayne County Auditor's Tax Estimator Tool for tax rates within District 64 for 2017, which is contained within the City's First Ward, the Wooster City School District, and the Wayne County Schools Career Center District, with a total millage of 78.26537.
3. Estimated maximum tax increase protection available to the applicant, assuming that the $450,000 investment equates to a $450,000 in valuation.
4. Net Income Tax Gain assumes 1.5 percent income tax of Braking Point Recovery Center's committed $1,380,000 in created annual payroll for 49.5 full-time equivalent employees. All employees are scheduled to be hired within the first year.

Note: Notification to local school districts and a recommendation by the Wooster Growth Corporation are required before an application for a Community Reinvestment Area (CRA) abatement may be considered by the Wooster City Council. Community Reinvestment Area #169-86548-01 is governed by Ohio Revised Code Sections 3735.65 through 3735.70, as administered by the Ohio Development Services Agency, and City of Wooster Ordinances No. 2004-33. For questions on this application or the City of Wooster's CRA in general, please contact the City of Wooster Development Coordinator at 330.263.5250.

ORDINANCE NO. 2017-06

AN ORDINANCE AMENDING THE ANNUAL APPROPRIATION ORDINANCE

WHEREAS, the Council of the City of Wooster adopted an Annual Appropriation Ordinance No. 2016-34 for Fiscal Year 2017, and from time-to-time it becomes necessary to amend that Ordinance.

WHEREAS, the City exceeded its goals in the AEP Community Energy Savings Program and received a donation of $25,000 for energy efficient upgrades in our parks and downtown.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Director of Finance is authorized to appropriate in the general fund the amount of $25,000 from AEP in connection with the Community Energy Savers Program; and

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2017 Vote: _____

Attest: _____
Clerk of Council

_____
President of Council

Approved: _____, 2017

_____
Mayor

Introduced by: Jon Ansel