

**MINUTES
PLANNING COMMISSION**

January 22, 2014

MEMBERS PRESENT: Jean Boen, Wanda Christopher-Finn, Heather Kobilarcsik, Kevin Lowry, Gil Ning, Ron Rehm and Fred Seling

MEMBERS ABSENT: Jackie Middleton and Mark Weaver

STAFF PRESENT: Andrew Dutton, John Rice, Joel Montgomery, Richard Benson, Bob Breneman and Jonathan Millea

I. MINUTES

Kevin Lowry moved, Ron Rehm seconded, to approve the Minutes of December 18, 2013 as received. Motion carried.

II. CONDITIONAL USE (PUBLIC HEARING)

Application CU-365. Jonathan Millea of the City of Wooster, representing Five L. Farm Inc., requesting conditional use approval to construct a public water tower at a property on the east side of Melrose Drive, across from Springwood Drive, in an R-2 (Single Family) District.

Joel Montgomery, City of Wooster, stated conditional use approval was being requested for the construction of a water tower. Mr. Montgomery provided the members with a map of the different pressure zones in the City and indicated there was one water tower in the North High Zone system currently which was located on Milltown Road. Mr. Montgomery stated the property was zoned R-2, but noted just south of the property was land zoned M-1 (end of Old Airport Road). Mr. Montgomery stated the water tower itself would be located approximately 500' off of Melrose Drive; fencing and screening were proposed. Mr. Montgomery stated all of the zoning code requirements would be met with the proposed tower.

Mr. Montgomery stated the location of the tower on the property was chosen because it was the high spot—the higher the ground elevation, the less height the water tower would have to be. Mr. Montgomery stated the City completed a general plan for its water system in 2007, and that gave the guidance needed to plan for the water system. Mr. Montgomery noted the plan was done prior to the construction of the water tower off of Oldman Road. Mr. Montgomery stated the growth of development within the city was estimated in addition to looking at what was needed for the water system and sites which were available with sufficient elevation. Mr. Montgomery stated the City also looked at its 10-year plan for waterlines as well. Mr. Montgomery stated it was found that the City had less than one-half a day's storage within the intermediate zone (residential development areas) and the North High Zone. Mr. Montgomery noted that the EPA recommended at least a day's storage of water plus an added amount in case of a fire. Mr. Montgomery

stated at the time of the update to the Comprehensive Plan in 2007, the City made its “best guess” in assigning flows as to where development/growth would likely occur. Mr. Montgomery stated that based on all of that, the City narrowed down a few sites for the location of water towers.

Mr. Montgomery stated in 2007, the City purchased the Schellin Road property (far north end of Wooster) with the intent of setting that property aside for the location of a water tower. Mr. Montgomery stated in 2007, the City had a lot of conversations with the County Commissioners about the location of that tower, and their only concern at that time was that the City not serve anyone outside the City. Mr. Montgomery stated in 2009-2010, the County did a master plan for the Wayne County airport, and an approach was added. Mr. Montgomery stated at that time, the water tower could have been built with provisions such as adding lights to the top of the tower. Mr. Montgomery stated in 2010, the FFA and the State of Ohio updated its regulations which then limited what could be done. Mr. Montgomery stated in 2013, when the City started to move forward with its plans to construct a water tower on the Schellin Road property, the FFA issued the City a “Notice of Presumed Hazard” which was based on the updated master plan of the airport and the newly added approach. Mr. Montgomery stated in August, 2013 the Airport Board of Commissioners wrote a letter to the County Commissioners indicating they were concerned about a proposed water tower, especially given their plans to expand the airport. Mr. Montgomery stated in October, 2013 the City received its official notice (from the Ohio DOT Office of Aviation) that it would not be able to build a water tower on the Schellin Road property.

Mr. Montgomery provided the Commission with elevation views from the three closest roads—Firethorn, Summerlin and Springwood. Mr. Montgomery stated the tower would be painted a color which would “blend in”.

Mr. Montgomery stated the tower would be harmonious and appropriate for the area. Mr. Montgomery stated almost all of the City’s water towers were located somewhere near residences because that was where the water demand was. Mr. Montgomery stated the immediate area was undeveloped farmland with residential “across the street”. Mr. Montgomery stated if the City wanted to provide enough water for average daily demand and for fire protection, the City needed to have a water tower in that area.

Mr. Montgomery stated the water tower would provide for the safety and welfare of the residents of the City.

Mr. Montgomery stated the water tower would allow for development as additional water would be needed to support added development. Mr. Montgomery stated the water tower would not only help existing development but also proposed development.

Mr. Montgomery noted that the water tower should not generate any additional traffic or have any negative impact on adjacent properties.

Mr. Montgomery stated from the City's studies and a study done by the County Auditor, it was found that water towers had no impact on property values.

Mr. Montgomery stated single family residential and park uses were permitted in the R-2 District. Mr. Montgomery stated the City did not have the ability to effectively serve the current or future water demands of the City in that area without the addition of the proposed tower.

Mr. Montgomery noted that trees/landscaping would be added at the base of the tower to lessen any impact for existing and potential future uses in the area.

Mr. Montgomery stated that additional water storage was needed within the north high zone for both residential and businesses; that daily water demand/storage was insufficient; and there were plans for Daisy to construct a facility which would generate a significant increase to water in the area.

Mr. Montgomery noted a 12" water line currently existed near the proposed site, so the needed infrastructure was already in place and indicated there would not be any storage of materials on site.

Wanda Christopher-Finn moved, Kevin Lowry seconded, to approve application CU-365 of Jonathan Millea of the City of Wooster, representing Five L. Farm Inc., for conditional use approval in order to construct a public water tower on property on the east side of Melrose Drive, across from Springwood Drive, in an R-2 (Single Family) District with the finding that the application satisfied the general criteria for the granting of a conditional use; and that met the additional criteria for a utility substation/distribution facility in an R-2 District; and that the placement of the water tower at this location was essential to the immediate neighborhood and the economic development thereof, and dictated by topological conditions that restrict the location of such facilities.

Ms. Boen stated she felt the presentation proved a water tower was needed in the community for safety reasons as well as bringing economic development/job growth to the City.

Motion carried by a 7-0 vote.

III. FINAL DEVELOPMENT PLAN

Application SP-562. Jonathan Millea of the City of Wooster, representing Five L. Farm Inc., requesting final development plan approval to construct a public water tower at a property on the east side of Melrose Drive, across from Springwood Drive, in an R-2 (Single Family) District.

Mr. Dutton noted that the Staff indicated there was a requirement for sidewalks on the property, and indicated the Commission could waive that requirement. Mr. Montgomery indicated the City would add the sidewalk when sidewalks were added on adjacent properties.

Ms. Christopher-Finn questioned how the City determined the color of the proposed tower (light blue). Mr. Montgomery stated there was a standard blue used for towers, and that was what was being proposed.

Mr. Ning questioned how the size of the Oldman Road water tower would compare to the one proposed. Mr. Montgomery noted that the proposed tower would be a little taller and larger in volume (Oldman Road was 1 million gallons; the tower proposed would be 1.5 million gallons in size). Mr. Montgomery noted that the tower on Oldman Road was made to blend in with the high school/architecture.

Ms. Christopher-Finn questioned if another entity, in addition to Daisy, were to come to the City, if there would be adequate water supply available. Mr. Montgomery stated that if the City had another Daisy, it would need additional storage but that most industries would not require the same demand. Mr. Montgomery stated when determining size, you had to take fire protection into account as well, so you had to make your best judgment based on demand and fire protection. Mr. Montgomery stated if the tower were too large, the water would not turn over.

Ron Rehm moved, Jean Boen seconded, to approve application SP-562 of Jonathan Millea of the City of Wooster, representing Five L. Farm Inc., for final development plan approval to construct a public water tower at a property on the east side of Melrose Drive, across from Springwood Drive, in an R-2 (Single Family) District with the notation that the requirement for sidewalks be waived.

Motion carried by a 7-0 vote.

Meeting adjourned at 6:08 p.m.

Fred Seling, Chairman

Laurie Hart, Administrative Assistant