

**MINUTES
CITY OF WOOSTER PLANNING COMMISSION**

July 12, 2017

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Jackie Middleton moved to approve the Minutes of May 24, 2017, meeting of the Planning Commission. Mike Steiner seconded the motion. The motion carried unanimously, 8-0.

III. APPLICATIONS

PC-17-16.

Craig Sanders of Freeman Building Systems representing Aspen Racquet Club LLC requested revised Conditional use approval for an indoor commercial recreation use south of 1000 Venture Boulevard (PN 68-00379.008) in an M-2 (General Manufacturing) District.

Craig Sanders, 201 E. Liberty Street, stated that the application was for a revised Conditional Use approval due to the site's soil and wetland conditions. He noted that the building was moved to the west approximately 100 feet. Mr. Sanders explained that the revised building location was completely out of wetland areas. Mr. Sanders stated that the building and operations remained unchanged.

Mr. Mason asked if anyone from the public would like to address the Commission regarding the application. No one from the public was present to address the Commission.

Mike Steiner inquired about the Fire Department's comments found in the staff report. Mr. Sanders answered that initial plans included a suppressed building and revised plans removed suppression from tennis court areas. He explained that a fire access drive around the facility was required by the Fire Department. Mr. Sanders continued that the drive would run along the north, east, and two-thirds of the west sides of the building and indicated that Assistant Chief Nathan Murphy was satisfied with the proposed drive.

Ron Rehm moved to approve the application as presented. Mike Weaver seconded the motion. The motion carried unanimously, 8-0.

PC-17-17.

Craig Sanders of Freeman Building Systems representing Aspen Racquet Club LLC revised Final Development Plan approval for an indoor commercial recreation use south of 1000 Venture Boulevard (PN-68-00379.008) in an M-2 (General Manufacturing) District.

Craig Sanders, 201 E. Liberty Street, stated that the building was moved 100 feet to the west from the original Development Plan. He noted that the move placed the building outside of wetland areas, in better soils and allowed for an easier construction of the building.

Mr. Weaver asked why the required off-site parking spaces changed from 28 to 18. Mr. Sanders answered that more on-site parking spaces were provided than on the previous plan, which resulted in a reduced amount necessary off-site parking. Jackie Middleton asked the hours of operation of the facility. Mr. Sanders answered that the hours were approximately 9 am to 9 pm, with most of the usage taking place after work and on weekends.

Mark Weaver moved to approve the application as presented with the following conditions:

1. The existing 84 space parking lot to the north of the site shall be under common ownership with the subject site or an agreement shall be in place for the indoor commercial recreation facility to have access to at least 18 of the 84 spaces in the existing parking lot to satisfy the shared parking requirements of Section 1169.07.
2. A pedestrian walkway shall connect the existing 84 space parking lot with the proposed parking lot per Section 1169.08.
3. Parking rows shall be a maximum of 100 ft. of pavement without a landscaped island per Section 1165.06.
4. A traffic impact study or turn lane analysis shall be provided if determined necessary by the City Engineer per Section 1181.07(c).
5. A fire access drive shall be constructed in compliance with surfacing requirements of Section 1169.15 if determined to be necessary by the Wooster Fire Department.
6. A detail of the exterior trash receptacles shall be provided indicating screened in compliance with the Sections 1165.08.
7. Lighting height and specific fixture information shall be provided in compliance with Chapter 1167.

Mike Steiner seconded the motion. The motion carried unanimously, 8-0.

IV. ADJOURNMENT

Gil Ning made a motion to adjourn the meeting. Jackie Middleton seconded the motion. The motion carried 8-0.

Grant Mason, Chairman

Carla Jessie, Administrative Assistant