

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

July 25, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Mike Steiner moved to approve the minutes of June 27, 2018 meeting of the Planning Commission. Jackie Middleton seconded the motion. The motion carried unanimously, 6-0.

III. APPLICATIONS

PC-18-15.

Jason Miller of RMA Surveying requested Final Development Plan approval for a hotel and parking alterations at 50 Riffel Road in a C-2 (Community Commercial) District.

Kyle Adams recused himself from the application.

Jason Miller of Randall Miller Associates, 145 E. Third Street, Marion, Indiana stated that he represented Ontario Hospitality Group and developer Raj Chandat of Holiday Inn Express was also present. Mr. Miller explained the proposal was for a 4 story, 98 room hotel located on the west side of the Greenbriar Conference Center and changes to the conference center site. Mr. Miller continued that the revised site plan included additional parking and shifted the hotel north approximately 24 feet toward Riffel Road to minimize the setback from the roadway. Mr. Miller stated that the building was setback 60 feet from the right of way. Mr. Miller explained that parking spaces were added to the proposed hotel parcel, which included 90 spaces. Mr. Miller continued that the conference center site was proposed with 318 spaces. Mr. Miller stated that a significant amount of landscaping was added and the proposed lighting met code requirements.

Jason Miller stated that several waivers were proposed with the application. Mr. Miller explained that a loading zone was not necessary given the proposed use and he noted that deliveries would be once per week. Mr. Miller explained that the waivers the group was proposing would allow the building to have a front façade facing the side. He added that a stone veneer and canopy were added to the north façade. Mr. Miller continued that a shared parking agreement would be a part of the purchase agreement between the buyer and the seller.

Mr. Miller continued that the driveway on the north side of the conference center and the hotel would align. Mr. Miller stated that, with the revisions in parking between the conference center and the hotel, there were 318 parking spaces proposed on the conference center site.

Mr. Ning asked if there would be enough handicap parking spaces. Mr. Miller noted that 11 of the spaces would be handicap spaces.

Raj Chandat, Ontario Hospitality, Mansfield, stated that this would be the first location with a rooftop bar. Mr. Chandat explained that there would be meeting rooms inside for other functions and no bar inside the hotel.

Mr. Ning stated that he spoke to Certified Angus Beef management and they had no negative comments concerning the hotel. Mr. Ning explained that Certified Angus Beef had a verbal agreement indicating the shared parking.

Andrew Dutton stated that the staff recommendations assumed that the Commission waives the other items that were discussed. Mr. Dutton noted that the code required that EIFS or stucco shall not be located within 3 ft. of the grade. Mr. Dutton stated that the code had changed since the beginning of the project and which many of the architectural requirements were not previously in place.

Kelly Silva, 6354 Rice Hill, Burbank stated that she was in favor of the hotel on Riffel Road. Mrs. Silva explained that she had struggled to find hotel spaces on the north end for personal and professional reasons. Mrs. Silva continued that she was in favor of the hotel because she was in negotiations to purchase the event center, should the hotel be approved.

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

1. The building shall meet the maximum building height and setback requirements of Table 1115-3.
2. Interior parking lot islands shall be provided per Section 1123.05(b)(6)(C.).
3. EIFS or stucco shall not be located within 3 ft. of a grade per Section 1119.05(b)(4) or the Planning Commission shall waive the requirement per Section 1119.05(g).
4. Minimum off-street parking requirements of Section 1125.04 and minimum parking area setback requirements of Table 1125-1 shall be met or the applicant shall provide a copy of a written agreement authorizing the sharing of parking spaces satisfying the requirements of Chapter 1125.
5. All indicated deferred parking and associated landscaping, lighting, stormwater structures, and other required items shall be constructed on the proposed 7.28 acre conference center site as submitted:
 - a. Prior to any occupancy or use of the building or site, except as authorized by a written shared parking agreement approved by the Zoning Administrator or
 - b. If at any time the Zoning Administrator determines that the deferred parking is necessary.
6. Applications shall be submitted to the City of Wooster Engineer Division for all work proposed on both properties and shall be reviewed as if deferred parking areas will be initially constructed. Such applications shall incorporate all required plans, designs, stormwater calculations and any other items required by the Engineering Division.
7. In lieu of meeting any of the stated conditions, the applicant shall receive a variance from the Board of Building and Zoning Appeals.

Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

PC-18-17.

The City of Wooster requested an approval recommendation from the Planning Commission to City Council for a Planning and Zoning Code Text amendment to Section 1113.01(e)(8)(D).(ii.) to remove the requirement for fencing on a single property to have a unified style.

Andrew Dutton explained that in 2007, commercial and industrial districts were required to have the same style and color of fencing and single family residential districts were only require to have the same color fencing. Mr. Dutton continued that in 2015, the code was amended requiring fencing to have the same style and color in single family residential districts.

Mr. Dutton stated that in 2018 there was a proposed amendment of the code that required all fencing to be the same style and color in all districts only when visible from the street. Mr. Dutton stated that City Council modified the proposed amendment to require the entire property had to have the same style and color of fencing.

Mr. Dutton explained that at the last City Council meeting, a resolution was passed to initiate an amendment to the Section 1113.01(e)(8)(D).(ii.) regarding fencing. Mr. Dutton continued that the next step in the process was the Commission's review and recommendation back to City Council of the proposed amendment. Mr. Dutton stated that staff agreed with the change in the fence section as the request was reasonable. Mr. Dutton stated that in researching other area communities, none had a requirement for fences to be the same style.

Mr. Dutton noted that the change would result in all fences on a single property being required only to have a unified color in any district.

Mr. Ning opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application.

Scott Myers, 421 Holmes Boulevard, stated that he was a member of the City Council and was present to answer any questions.

Jackie Middleton moved to approve the application for the recommendation as presented. Grant Mason seconded the motion. The motion carried unanimously, 6-0.

IV. ADJOURNMENT

Kyle Adams made a motion to adjourn the meeting. Mike Steiner seconded the motion. The motion carried 6-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant