

**MINUTES  
BOARD OF BUILDING AND ZONING APPEALS**

**March 7, 2013**

**MEMBERS PRESENT:** Doug MacMillan, Clinton Sanders, Patricia Zoller and Adrian Eriksen

**MEMBERS ABSENT:** Tate Emerson and Gregg McIlvaine

**STAFF PRESENT:** Andrew Dutton

**I. MINUTES**

Pat Zoller moved, Clinton Sanders seconded, to approve the Minutes of February 7, 2013 as received. Motion carried by a 4-0 vote.

**II. PUBLIC HEARING**

**Appeal #2013-3. YMCA of Wooster** is requesting a use variance from Planning and Zoning Code Section 1143.02, Use Regulations, to conduct a YMCA gymnastics operation at 1660 Enterprise Parkway in an M-1 (Office/Limited Manufacturing) District.

John Meenan, Board President of the Wooster YMCA, stated the YMCA had been leasing the building in question from Jerry Baker the past 5 years. Mr. Meenan stated the YMCA had hopes of building a new facility in the future, but the economy had been a factor. Mr. Meenan stated the YMCA was requesting a 5-year extension in order to continue its operation at 1660 Enterprise Parkway and that, hopefully, the YMCA would have a new facility.

Ms. Zoller questioned parking at the site. Mr. Meenan stated the YMCA did not use the facility until after 5:00 p.m. and on Saturday's, and most manufacturing operations were done by that time. Ms. Zoller questioned if they had contacted Stonecraft or Compaq about using their parking areas. Mr. Meenan stated no, but he believed Jerry Baker also owned those buildings so it may be an option. Mr. Meenan stated the YMCA had not experienced any parking issues or received any complaints regarding their operation, so they did not feel parking was an issue..

Ms. Zoller questioned if the YMCA held meets at the facility. Mr. Meenan stated yes—elementary and junior high meets were held at the facility but most occurred on Saturdays. Ms. Zoller questioned if there was enough parking for those events. Mr. Meenan stated yes.

Mr. Eriksen questioned if school buses would be used during meets. Mr. Meenan stated school buses did come to the site, dropped the kids off, and then parked somewhere else.

Mr. MacMillan indicated that the narrative that the Board received regarding the variance cited “economic hardship”. Mr. MacMillan noted that the Board was not allowed to use “economic hardship” in evaluating use variance requests, so he was struggling with the criteria that the Board used in evaluating variances..

Mr. MacMillan indicated the narrative also indicated that the YMCA viewed themselves/their use as a school. Mr. Meenan stated the gymnastics center was a training facility.

Mr. MacMillan noted that the YMCA's initial request (in 2008) was for a 4-year timeframe, and the Board granted the variance for a 5-year period. Mr. Meenan stated the YMCA had not explored other buildings "a ton" because it was their hope to build an all inclusive facility under one roof. Mr. Meenan stated Mr. Baker had been generous with its lease to the YMCA making it a viable facility for their use.

Ms. Zoller questioned, should the variance be granted, how committed the YMCA was to looking at a new facility. Mr. Meenan stated the YMCA was much more serious about looking at a new facility than it had been and, economically, the YMCA was in a better position to pursue another facility. Mr. Meenan stated ideally, the new facility would be located somewhere in the northend of Wooster, near the high school, since the YMCA managed the pool at the high school.

Mr. Eriksen questioned how many years the YMCA was asking the Board to approve. Mr. Meenan stated the request was for an additional 5 years. Ms. Zoller noted that the Board could not be in a position where every 5 years, the YMCA requested another extension. Mr. Meenan stated the YMCA would look to find another facility to lease should it not build a new facility within the next 5 years.

Adrian Eriksen moved, Pat Zoller seconded, to grant approval of a use variance from Planning and Zoning Code Section 1143.02, Use Regulations, to conduct a YMCA gymnastics operation at 1660 Enterprise Parkway in an M-1 (Office/Limited Manufacturing) District for an additional 5 year period.

Pat Zoller voted yes. She indicated that she hoped the YMCA would not be before the Board in 5 years.

Clinton Sanders voted yes. Mr. Sanders indicated after driving to the site, he did not feel there was a parking issue.

Adrian Eriksen voted yes. Mr. Eriksen stated he felt the criteria for approval was satisfied and indicated the applicant was aware of the approval being granted for a period of 5 years.

Mr. MacMillan voted yes. Mr. MacMillan stated his decision was based on the YMCA program being a school/was used to train kids. Mr. MacMillan stated he struggled with some of the criteria being met but had hope that in 5 years, a new building would be utilized and would no longer be an issue.

Motion carried by a 4-0 vote.

Meeting adjourned at 6:05 p.m.

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**Doug MacMillan, Vice Chairman**

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**Laurie Hart, Administrative Assistant**