

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

May 30, 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, Sheree Brownson, Gil Ning, Grant Mason, Jackie Middleton, Mike Steiner, and Mark Weaver were present at the meeting. Commission member Ron Rehm was 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 April 25, 2018 meeting of the Planning Commission. Jackie Middleton seconded the motion. The motion carried unanimously, 7-0.

III. APPLICATIONS

PC-18-13.

Melissa Olson of M+A Architects requested Final Development Plan approval for the expansion of a nursing home facility and parking alterations at 1715 Mechanicsburg Road in a CF (Communities Facilities) District.

Russ Garber, 775 Yard Street, Suite 325, Columbus stated that the application was for a West View Healthy Living senior living facility, which would have the components of senior care, skilled nursing, memory care, independent living and assisted living. Mr. Garber explained that the proposal was an expansion of existing services and included a skilled nursing addition, independent living senior apartments and a wellness center. Mr. Garber stated that the proposed building would be a two story building with a new parking facility. Mr. Garber continued that associated improvements were also proposed, including a parking lot, landscaping, and site lighting. Mr. Garber stated that there would also be an expansion of the stormwater pond.

Mr. Ning asked if the traffic cutting through the property would be reduced. Mr. Garber stated that the positioning of the new 2 story building would reroute the traffic through the property making it a more pleasant and safe environment for the residents that live there.

Mark Weaver asked if the applicant was familiar with the conditions that were recommended by the planning staff. Mr. Garber stated that he was aware of the conditions for landscaping and buffer requirements. Mr. Garber explained that there were comments from the Fire Department about and turning radius. Mr. Garber continued that there were items for the project on the June agenda for the Board of Building and Zoning Appeals.

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

1. All proposed drive aisles shall meet the minimum drive aisle width of Section 1169.12.

2. Provide traffic impact information per Section 1181.07 and construct any improvements required by the City of Wooster Engineering Division.
3. Parking areas shall incorporate landscaped islands with a minimum width per Section 1165.06(a)(2) and a landscaped buffer from the right of way per Section 1165.06(c).
4. Screening shall be installed in the required buffer yard between the northern proposed parking spaces and the residential property to the north per Section 1165.07(g).
5. In lieu of meeting the stated conditions, the applicant shall receive a variance from the Board of Building and Zoning Appeals.

Grant Mason seconded the motion. The motion carried unanimously, 7-0.

IV. PLANNING AND ZONING CODE EFFECTIVE 6/6/18

Mr. Dutton stated that City Council approved an ordinance updating the Planning and Zoning Code and the Zoning Map. Mr. Dutton explained that the Commission was provided with the replacement pages. Mr. Dutton continued that a change that was made requiring fencing to be the same style and color on one property.

Mr. Dutton stated that some procedural items were changed, including a reduction of Planning Commission members from 9 to 7 and terms from 6 years to 3 years. Mr. Dutton explained that the Commission would be reduced when either a member resigned or a member's term expired. He noted that until such time, the Planning Commission would conduct business as a 9 member Commission. Mr. Dutton stated that members would keep their current 6 year terms and the next appointments would be 3 year terms. Mr. Dutton noted that at the next Commission meeting in late June, the new code would apply as it would be effective on June 6, 2018.

V. ADJOURNMENT

Grant Mason made a motion to adjourn the meeting. Mike Steiner seconded the motion. The motion carried 7-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant