

MINUTES

CITY OF WOOSTER PLANNING COMMISSION

November 16, 2016

I. MEETING CALLED TO ORDER AND ROLL CALL

Ron Rehm, Chairman of the Planning Commission, called the meeting of the Planning Commission to order. Commission members Kyle Adams, Jackie Middleton, Gil Ning, Ron Rehm, and Fred Seling were present at the meeting. Commission members Sheree Brownson, Grant Mason, Jean Roberts and Mark Weaver, were not in attendance. 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 October 26, 2016 Meeting of the Planning Commission. Kyle Adams seconded the motion. The motion carried unanimously, 5-0.

III. CONDITIONAL USE APPLICATION

CU-395.

Doug Drushal of Critchfield, Critchfield & Johnston, Ltd. representing Benadamer, Ltd. requested Conditional Use approval for a conversion of a single family residential dwelling into a two family residential dwelling at 312 East Bowman Street in an R-2 (Single Family Residential) District.

Doug Drushal, 225 North Market Street, stated that the property was designated as a single family residential use and indicated the proposed use was the conversion of the property into a duplex. Mr. Drushal explained that the property would look the same with no changes to the characteristics of the home. Mr. Drushal continued that nine homes had multi-family residential uses in the area. Mr. Drushal reviewed the criteria for approval of the Planning Commission. Mr. Drushal stated the lot should be permitted to have a multi-family use, which would improve property value. Mr. Drushal continued that the lot was a deep lot with a large backyard and indicated that the lot immediately next door was a vacant lot. He continued that the code stated a duplex needed to be side by side and not up and down. Mr. Drushal explained that the eventual use could need variances to allow a multi-family residence.

Tamara Berlin, 304 East Bowman Street, stated that she had lived on the northeast corner of Bowman and Bever Streets for eleven years. Mrs. Berlin continued that she and her husband owned the vacant lot beside the property. Mrs. Berlin expressed her concerns with investment properties and multi-family residences in the area. Mrs. Berlin indicated that when the property was rented to low-income families, she regularly had to clean up trash in her yard. Mrs. Berlin continued that the owners in the area were continuing to improve their properties. Mrs. Berlin stated that she opposed conversion of the property into a duplex or a multi-family home.

Jackie Middleton asked if the property would be a rental property. Mr. Drushal responded that the property would not be owner occupied and that the residence would be a rental property.

Gil Ning asked what the possibility was that the building would be torn down by the city. Mr. Dutton answered that a property maintenance inspection had likely already occurred due to the condition of the property. Mr. Dutton stated the owner would need to comply with the conditions of the order.

Mr. Dutton expanded on the staff recommendation to deny of the application. Mr. Dutton stated that the applicant did not provide information for a number of standards applicable to the application. Mr. Dutton indicated that his recommendation was based on the intensity of the use of the lot, the compatibility of the use with three of the four adjacent parcels, and the absence of necessary information to review the application.

Fred Seling moved to approve the application. Gil Ning seconded the motion. The motion failed to receive the required votes for approval and was denied 2-3. Kyle Adams and Fred Seling voted yes. Gil Ning, Jackie Middleton, and Ronald Rehm voted no.

IV. ZONING TEXT AMENDMENT INITIATION

The Commission discussed the initiation of an amendment to Section 1169.05 of the Planning and Zoning Code regarding reduced off-street parking requirements in the C-4 (Central Business) District.

Mr. Dutton stated that either Council or the Planning Commission had the ability to initiate a Zoning Amendment. Mr. Dutton indicated that parking downtown had been examined by a parking study. Mr. Dutton continued that the amendment would expand the parking exemption area east of Bever Street in the C-4 zoning district, between North Street and South Streets. Mr. Dutton stated that more information would be provided if the amendment was initiated.

Fred Seling moved to approve the initiation of the amendment. Jackie Middleton seconded the motion. The motion carried 5-0.

V. ADJOURNMENT

Gil Ning made a motion to adjournment of the meeting. Kyle Adams seconded the motion. The motion carried 5-0.

Ron Rehm, Chairman

Carla Jessie, Administrative Assistant