

**MINUTES
PLANNING COMMISSION**

November 18, 2015

MEMBERS PRESENT: Grant Mason, Kyle Adams, Sheree Brownson, Jackie Middleton, Gilbert Ning, Ron Rehm and Mark Weaver

MEMBERS ABSENT: Fred Seling and Jean Roberts

STAFF PRESENT: Andrew Dutton

I. MINUTES

Grant Mason moved to approve the Minutes of October 28, 2015 as received. Ron Rehm seconded the motion. Motion carried.

II. CONDITIONAL USE APPLICATION (PUBLIC HEARING)

Application #CU-385. Byron Manchester of BSHM Architects, Inc., representing Wooster City Schools, requesting conditional use approval for a 4,000-sq. ft. addition, vestibule and front plaza improvements for a school related use at 2695 Graustark Path in a CF (Community Facilities) District.

Byron Manchester, BSHM Architects, representing Wooster City Schools, stated a 4,000-sq. ft. addition was proposed to the front of the building which faced northwest along Graustark Path and faced the driveway loop that was the drop off/pick up area. Mr. Manchester stated the addition would create a new entrance and was primarily for the Boys & Girls Club after school program. Mr. Manchester stated the program currently existed in the building; the occupancy of the building would not increase nor would the requirements for parking. Mr. Manchester stated the brick would match the existing brick on the building and would include a small amount of metal; the addition would have a pitched roof. Mr. Manchester stated the plaza improvements were meant to replace the three sections of grass/mud that existed where the children were picked up/dropped off and was approximately 600-800-sq. ft. of new pavement. Mr. Manchester stated in addition to the changes to the building for the Boys & Girls Club, the current entrance to the middle school would be closed to create an airlock/secure vestibule for visitors to the middle school. Mr. Manchester stated the Boys & Girls Club addition had a secure entry with a reception area, three offices and a small kitchenette with a multi-purpose room which would serve the after school program and was able to be connected to the media center (library) and student dining.

Bob Reynolds, Wooster Board of Education, stated he was in support of the proposed project. Mr. Reynolds stated the front of the building was in need of an extensive upgrade, even aside from the security issues. Mr. Reynolds stated there was funding available through the Attorney General's Office to the Boys & Girls Club for the project to provide space both to the school system and to the Boys & Girls Club.

Michael Tefts, Superintendent for the School District, stated the curb appeal would improve with the proposed changes and noted the security vestibule was important. Mr. Tefts stated not only would the addition provide for an airlock but would also have a double entry door which would better control who came in/out of the building. Mr. Tefts stated parts of the building would also be air conditioned. Mr. Tefts stated the Boys & Girls Club program operated a before school and after school program. Mr. Tefts stated about 100 students were currently being served after school; the students were there until about 7:00 p.m and for many of the students, they were being served dinner and provided transportation home.

Mr. Weaver opened the hearing to public comment.

Kevin Schwarzkopf, 2921 Graustark Path, expressed concern with water runoff. Mr. Schwarzkopf stated he hoped there would be new catch basins and downspouts added to connect into the stormwater sewers because it currently went to a retention system that was in the location of the new 50-space parking lot a year to 18 months ago. Mr. Schwarzkopf stated his home was north of the school, and runoff which came from the school ended in his back yard/near Winkler in a storm sewer. Mr. Schwarzkopf expressed concern with increased water runoff which would run through his property. Mr. Schwarzkopf stated the school property was landlocked and did not have much room to grow, and he felt the school was trying to cram a lot of things into a small piece of property.

Mr. Manchester stated with regard to stormwater runoff, calculations were done for stormwater runoff according to the new footprint/new plaza. Mr. Manchester stated a 36" diameter pipe would be added underneath the plaza that would percolate water after a 48 hour hold which was required under the EPA requirements. Mr. Manchester stated the stormwater calculations would also need to be reviewed/approved by the City Engineer. Mr. Schwarzkopf stated that was the same thing which was done for the 50-space parking lot, and noted that the parking lot in question never came through a review procedure. Mr. Schwarzkopf stated the parking lot was added before any approval was given by the Engineer's Office relating to runoff. Mr. Schwarzkopf stated a retention system was later installed just for the parking lot (former softball diamond). Mr. Schwarzkopf stated retention systems continued to be added when there were smaller properties within the City which were required to install a catch basin (Historical Society). Mr. Schwarzkopf questioned when developments would start collecting the water not underground but above ground so it could be released similar to an underground system. Mr. Schwarzkopf stated by continuing to connect to the retention systems, you still had to deal with "30 year old plumbing" which was outdated, and the neighbors were starting to become affected.

Mr. Weaver closed the public hearing.

Mr. Rehm asked Staff to advise as to the difference between the conditional use approval and development plan approval. Mr. Dutton stated the conditional use application related to the expansion of the use of the property, whereas the development plan application was more the "nuts and bolts" things—lot coverage, stormwater.

Jackie Middleton moved to grant application #CU-385 for conditional use approval for Wooster City Schools for a 4,000-sq. ft. addition and front plaza improvements for a school use at 2695 Graustark Path in a CF (Community Facilities) District.

Kyle Adams seconded the motion.

Mr. Rehm stated he believed the conditional use application met the requirements of Section 1147.09 and particularly the five requirements of the criteria for approval and Staff recommendations, so he would vote in favor of the request.

Grant Mason voted yes.

Kyle Adams voted yes.

Sheree Brownson voted yes.

Jackie Middleton voted yes.

Gil Ning voted yes.

Ron Rehm voted yes.

Mark Weaver voted yes.

Motion carried by a 7-0 vote.

III. DEVELOPMENT PLAN APPLICATION

Application #SP-595. Byron Manchester of BSHM Architects, Inc., representing Wooster City Schools, requesting final development plan approval for a 4,000-sq. ft. addition, vestibule and front plaza improvements at 2695 Graustark Path in a CF (Community Facilities) District.

Mr. Rehm questioned if the proposed development would cause any more runoff than existed at the present time. Mr. Manchester stated there would be no more stormwater runoff and, in fact, the EPA requirements were more stringent so there would likely be less runoff. Mr. Manchester stated it would be piped directly to the stormwater system from the detention system. Mr. Manchester stated 2/3 of the footprint for the proposal was already pavement; catch basins would be added to divert the water that would run off the surface into the storm pipe underneath the gravel. Mr. Manchester stated there was enough volume under the ground to hold the water which would allow it to percolate out at a rate that was controlled and into the stormwater system. Mr. Manchester stated the calculations which had been done showed there would be less runoff after the proposed improvements were in place.

Mr. Weaver noted that the site development would have to comply with all provisions of the City's site development manual for wastewater management. Mr. Dutton stated that was correct.

Gil Ning moved to grant final development plan approval to application #SP-595 for a 4,000-sq. ft. addition and front plaza improvements at 2695 Graustark Path in a CF District. Jackie Middleton seconded the motion.

Mr. Rehm stated he believed the request met all of the requirements of Chapter 1131 of the Planning & Zoning Code and, specifically, it met the one dealing with stormwater: *"That*

adequate provision was made for storm drainage within and throughout the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas, and shall comply with the applicable regulations in the Planning & Zoning Code, the City of Wooster Erosion and Stormwater Runoff Control Manual for Development and Improvement 1979, as amended, the City's Engineering Construction Standards, February 2004 as amended, and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters".

Grant Mason voted yes.

Kyle Adams voted yes.

Sheree Brownson voted yes.

Jackie Middleton voted yes.

Gil Ning voted yes.

Ron Rehm voted yes.

Mark Weaver voted yes.

Motion carried by a 7-0 vote.

Meeting adjourned at 5:58 p.m.

Mark Weaver, Acting Chairman

Laurie Hart, Administrative Assistant