

**MINUTES  
PLANNING COMMISSION**

**October 22, 2014**

**MEMBERS PRESENT:** Mark Weaver, Ron Rehm, Gil Ning, Jackie Middleton, Heather Kobilarcsik and Fred Seling

**MEMBERS ABSENT:** Jean Boen and Wanda Christopher-Finn

**STAFF PRESENT:** Andrew Dutton

**I. MINUTES**

Ron Rehm moved, Gil Ning seconded, to approve the Minutes of September 24, 2014 as received. Motion carried.

Gil Ning moved, Ron Rehm seconded, to approve the Minutes of September 30, 2014 as received. Motion carried.

**II. FINAL DEVELOPMENT PLANS**

**Application #SP-579. John Long of Shaffer, Johnston, Lichtenwalter and Associates, representing the Montessori School,** is requesting final development plan approval for a new 8,000 sq. ft. school building at 1170 Akron Road in a CPRO (Campus, Professional, Research, and Office) District.

John Long, Shaffer, Johnston, Lichtenwalter & Assoc., submitted a revised plan to the Commission which he indicated addressed the Fire Department's concern regarding access to the rear building. Mr. Long stated the building was shifted to the south to allow for the installation of a new fire lane to be installed. Mr. Long indicated the Fire Chief had not yet seen the plan, but had indicated to Mr. Long that it would likely be approvable in that form. Mr. Long indicated the Fire Chief's concern was having distance from a paved surface to the rear of the structure being less than 150'; the proposal provided for a distance of 140' coming from both directions.

Mr. Long stated the proposed building would have classrooms in it and a multi-purpose area in the lower level as well as a walk-out basement.

Mr. Long stated the minimum front building setback along Highland Park was 64'; the plan provided for a 40' setback. Mr. Long stated the building height would be 17' which was well within the 45' allowable.

Mr. Long stated access lanes would be installed which would circulate around the parking lot and would meet the fire lane requirements.

Mr. Long stated most of the children would be dropped off by their parents, so loading spaces were not needed for a school bus; the school also did not have a need for any type of

loading spaces for deliveries and requested that requirement be waived based upon the nature and use of the property.

Mr. Long stated the landscape plan which was submitted showed an intent to comply; a final plan would be submitted at a later date once the detention basin details were worked out.

Mr. Long stated application would be made to the Board of Zoning Appeals relating to the front yard setback. Mr. Long further stated the composition of the building would be submitted to the Planning Department.

Mr. Long stated he was in receipt of Staff's comments regarding the proposal, and it was their intent to comply.

Mr. Ning questioned what the disposition was of the existing building. Mr. Long stated it would remain and would continue to be used for classrooms. Mr. Ning stated he noticed there were vehicles oftentimes parked on the grass. Mr. Ning stated the site plan noted that 21 spaces currently existed for parking, and with the new building, 20 parking spaces were needed. Mr. Ning questioned if parking would continue on the grass areas. Mr. Long stated the site currently complied with the parking requirements, but the school was in the process of preparing a master parking plan to address the parking issues and would more than double the parking which was currently available onsite.

Mark Weaver moved to recommend approval of application #SP-579 – John Long of Shaffer, Johnston, Lichtenwalter and Assoc., representing the Montessori School, for final development plan approval for a new, 8,000-sq. ft. school building at 1170 Akron Road in a Campus-Professional-Research and Office District, subject to the following conditions:

- 1) The applicant shall receive a variance of Section 1142.04(a)(1) regarding the front building setback;
- 2) Additional information shall be indicated with regard to building materials;
- 3) All portions of existing and proposed buildings shall meet fire access requirements to the approval of the Wooster Fire Department;
- 4) Shrubs shall be installed per Section 1165.05(a), and landscaping shall be provided per Section 1143.09(o) if a retention or detention pond was necessary on the site;
- 5) The landscaping plan shall specify the quantities, size and species of all proposed landscaping; and
- 6) The Commission waived the loading space requirement of Section 1169.13.

Ron Rehm seconded the motion.

Motion carried by a 6-0 vote.

**Application #SP-580. Andrew Hudak of The Albert M. Higley Co., representing LifeCare Hospice,** is requesting a modification of final development plan #SP-533 regarding landscaping installation at 1900 Akron Road in a C-5 (General Commercial) District.

Andrew Hudak of the A. M. Higley Company stated they were the construction manager in charge of finishing up the LifeCare Hospice facility on Akron Road. Mr. Hudak stated a landscaping plan had previously been submitted to the Commission, and they were

requesting to split the landscaping plan into two phases—the first phase was currently installed which included all of the minimum requirements of the City in addition to the plantings around the patient rooms. The second phase would occur next spring, prior to June 1, and would be for the balance of the landscaping which was shown on the plan. Mr. Hudak stated they were not looking to make any modifications to the landscaping plan, but rather just to phase it.

Mr. Weaver questioned if he was aware of the landscape deadlines as recommended by the Planning Staff. Mr. Hudak stated yes.

Mr. Ning questioned the landscape guarantee. Mr. Dutton stated a letter of credit or bond could be posted with the City, equal to the cost of the installation of the additional landscaping, as a guarantee so that if the landscaping was not installed, the City would have the funds available to install the landscaping.

Mr. Dutton noted that the landscaping for Phase 1 was installed, so that did not need to be made a condition of approval.

Ron Rehm moved to grant approval to Andrew Hudak of the Albert M. Higley Company, representing LifeCare Hospice, of a modification to final development plan SP-533 regarding landscaping installation at 1900 Akron Road in a C-5 (General Commercial) District with the condition that:

- (1) All landscaping indicated in Phase 2 shall be installed no later than June 1, 2015;
- (2) That the applicant shall submit a financial guarantee equal to the amount required to purchase and install all landscaping indicated in Phase 2; and
- (3) That an existing dead tree along Akron Road be replaced with a 2.5" caliper tree or a hedge row shall be installed continuously between the main parking area and Akron Road.

Gil Ning seconded the motion.

Motion carried by a 6-0 vote.

### III. **COMPREHENSIVE PLAN**

**Application #CP-5.** The City of Wooster is requesting adoption of the 2014 City of Wooster Comprehensive Plan to replace the previous 2002 City of Wooster Comprehensive Plan.

Mr. Dutton noted that on the 2<sup>nd</sup> page of the Staff report, it outlined changes which had been made based on what was discussed at last month's meeting. Mr. Dutton also noted that on Pg. 84 and Pg. 167 (TR 3.2 in both "action" and "description") it noted that all new developments, commercial and public projects *shall* install bike facilities. The text before the Commission would change that to *should* to promote the installation of bike facilities. Other than the changes noted, Mr. Dutton noted the Comprehensive Plan remained "pretty much the same".

Mr. Seling noted that approval by the Planning Commission was the only approval that was necessary in order for the Comprehensive Plan to be adopted.

Mark Weaver moved to approve application #CP-5 for the City of Wooster requesting adoption of the 2014 City of Wooster Comprehensive Plan to replace the previous 2002 City of Wooster Comprehensive Plan, subject to the proposed changes previously discussed on Pg. 84 and on Pg. 167.

Jackie Middleton seconded the motion.

Motion carried by a 6-0 vote.

**IV. MISCELLANEOUS**

Mr. Dutton stated City Council decided to split up the Zoning Code amendments into three sections. The section on signs would remain unchanged and the public facilities section also would remain unchanged. City Council approved the remainder of the changes which were proposed.

Meeting adjourned at 5:55 p.m.

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**Fred Seling, Chairman**

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**Laurie Hart, Administrative Assistant**