

**MINUTES  
PLANNING COMMISSION**

**October 28, 2015**

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

**MEMBERS ABSENT:** Jean Boen and Fred Seling

**STAFF PRESENT:** Andrew Dutton

**I. MINUTES**

Jackie Middleton moved, Ron Rehm seconded, to approve the Minutes of September 23, 2015 as received. Motion carried.

**II. DEVELOPMENT PLAN APPLICATIONS**

**Application #SP-593. David Duray of CJL Engineering, representing Wooster Community Hospital,** requesting General Development Plan approval for an addition to the hospital at 1761 Beall Avenue in C-3 (Community Commercial) and CF (Community Facilities) Districts.

Bill Packard, CJL Engineering, stated a 43,000-sq. ft. addition was proposed on the northern side of the existing hospital property to be used as a cancer center. Mr. Packard stated all of the requirements of the C-3 District would be met and noted that the building would be under the maximum height permitted of 45'. Mr. Packard stated there was existing access to the site off of Winter and Beall, and those accesses would remain unchanged. Mr. Packard stated with respect to a traffic impact study, they would be taking a closer look at that through trip generation and would coordinate that with the Engineer's Office. Mr. Packard stated they did not feel at this point that they would exceed the 100 vehicle trips during peak hour. Mr. Packard stated to the northwest and to the east of the proposed addition, 145 additional parking spaces would be added. Mr. Packard stated due to modifications which were being made, there would be existing parking spaces which would be removed but noted that a final parking count would be provided on the plans at the time they were submitted for final approval. Mr. Packard stated the hospital would comply with the landscaping requirements around the addition and in the parking islands.

Mr. Ning questioned if the parking would be available to the patients using the facility or if it was designated for use by hospital employees. Mr. Packard stated the parking spaces would cover the proposed addition. Mr. Packard stated the existing parking spaces around the hospital facility were found to be adequate for hospital employees.

Ms. Middleton questioned if the facility was primarily an outpatient facility. Mr. Packard stated yes. Mr. Packard noted there would be 12 exam rooms and 17 infusion suites.

Ron Rehm moved to grant application #SP-593 of CJL Engineering, representing Wooster Community Hospital, for general development plan approval for an addition to the hospital at 1761 Beall Avenue in a C-3 (Community Commercial) and CF (Community Facilities) District.

Grant Mason seconded the motion.

Mr. Weaver stated, for clarification, that the items noted by the Planning Staff that needed to be addressed were ones that would be reviewed at the time the final development plan was submitted. Mr. Dutton stated that was correct.

Kyle Adams voted yes.

Sheree Brownson voted yes.

Grant Mason 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.

**Application #SP-594. John Walsh of GBC Design, representing Greenfield Crossing LLC,** requesting Final Development Plan approval for a 50-unit assisted living facility and 10 apartment units at 939 Portage Road in an R-4 (Multi-Family Residential) District.

Rich Costin, Lemmon & Lemmon, and Mike Kendall, GBC Design, were present.

Grant Mason indicated that Mr. Costin was a relative of his, and he would recuse himself from voting on the matter.

Mr. Costin stated an addition onto the existing facility was proposed due to the demand for their services. Mr. Costin stated a 2-story, approximately 55,000-sq. ft., 50-unit addition was proposed in addition to 10 age restricted apartment units. Mr. Costin stated some of the amenities in the new addition would include private

dining, a bistro, a theater, therapy spa, crafts/activities, library, and outdoor patio areas. The 50-unit addition would be fully licensed by the Ohio Department of Health and would range in size from 410-sq. ft. to 1,395-sq. ft. which would bring the total number of units on the property to 95. Mr. Costin stated the additions would open the facility up to a wider range in the market and would offer its services to independent, assisted and memory care individuals. Mr. Costin stated he had reviewed and should be able to incorporate all of the City Staff, Engineering and Fire Department comments into the planned design.

Mr. Rehm questioned the replatting of the properties. Mr. Costin stated currently, there were two parcels which would become one parcel/under one ownership.

Ms. Middleton questioned the timeline for construction. Mr. Costin stated they were hoping to begin construction in the spring, 2016 and the facility would be open in the first quarter of 2017.

Mr. Ning stated at the time the Planning Commission reviewed the initial phase of the development, there was concern from the residents in the area with regard to water runoff. Mr. Costin stated all of the site runoff was conveyed to the existing retention pond which would treat for post construction as well as runoff control. Mr. Costin stated it met the state and City of Wooster regulations.

Ron Rehm moved to approve application #SP-594 of GBC Design, representing Greenfield Crossing LLC, for final development plan approval for a 50-unit assisted living facility and 10 apartment units at 939 Portage Road in an R-4 District, subject to the following conditions:

- 1) That the two existing properties comprising the site be combined into one single property and be replatted;
- 2) That a parking lot island with a shade tree be added to the row of 12 parking spaces per Section 1165.06(a)(2);
- 3) That landscaping be added to the east portion of the site abutting the adjacent R-1 zoning district per Section 1165.07(g); and
- 4) That details of exterior lighting poles and fixtures be provided indicating full cut off fixtures and a maximum height of 20'.

Gil Ning seconded the motion.

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 6-0-1 vote, Grant Mason recusing himself from voting on the request.

Meeting adjourned at 5:50 p.m.

---

**Mark Weaver, Acting Chairman**

---

**Laurie Hart, Administrative Assistant**