

**MINUTES
PLANNING COMMISSION**

September 23, 2015

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

MEMBERS ABSENT: Jean Roberts

STAFF PRESENT: Andrew Dutton

I. MINUTES

Jackie Middleton moved, Ron Rehm seconded, to approve the Minutes of August 28, 2015 as received. Motion carried.

III. ZONING MAP AMENDMENT APPLICATION (PUBLIC HEARING)

Application #ZC-263. The City of Wooster Planning Commission is considering a recommendation to City Council for a zoning map amendment to change the zoning of 0.475 acres at 1967 East Smithville-Western Road (PID # 71-00281.000) from a C-5 (General Commercial) District to an R-1 (Single Family Residential) District.

Mr. Dutton stated the property was located east of Cleveland Road on Smithville-Western Road. Mr. Dutton stated approximately 10 days ago, the property was owned by Fannie Mae but had recently transferred to a new owner (Buckingham). Mr. Dutton stated the current use of the land was single family residential, and most of the surrounding properties were also single family; there were commercial and office uses along Cleveland Road. Mr. Dutton stated the property was currently zoned C-5 which did not permit single family homes either conditionally or permitted. Mr. Dutton stated R-1 zoning would provide for the single family use of the property as a permitted use. Mr. Dutton stated the deed restrictions did not specifically say that the property had to be used for single family purposes. Mr. Dutton stated the property was platted prior to being annexed into the City.

Mr. Seling opened the hearing for public comment.

Mr. Seling opened the hearing for discussion by the Commission.

Mr. Seling stated he believed the plat was done in December, 1928 and it did not appear that there were any specific restrictions. Mr. Seling stated he would be inclined to table the matter until the Commission received an opinion from the Law Director. Mr. Rehm stated he was not sure the Commission needed to take into consideration the deed restrictions for the property. Mr. Seling stated he was concerned the new property owner may have purchased the property with the understanding that it was zoned commercially, noting he (Buckingham) was not the party asking for the change in zoning.

Mr. Weaver questioned if the Staff's recommendation had changed. Mr. Dutton stated no. Mr. Dutton stated his review was based on the land uses surrounding the property and the nature of the property.

Gil Ning moved to recommend to City Council approval of a zoning map amendment to 0.475 acres at 1967 East Smithville-Western Road from C-5 to R-1. Grant Mason seconded the motion.

Kyle Adams voted yes.

Sheree Brownson voted no.

Grant Mason voted yes.

Jackie Middleton voted yes.

Gil Ning voted yes.

Ron Rehm voted yes.

Mark Weaver voted yes.

Fred Seling voted no.

Motion passed by a 6-2 vote, Sheree Brownson and Fred Seling voting negatively.

IV. CONDITIONAL USE APPLICATION (PUBLIC HEARING)

Application #CU-384. John Long of Shaffer, Johnston, Lichtenwalter and Associates, representing the College of Wooster, requesting conditional use approval for a 22-unit residence hall at 1101 Beall Avenue – rear in a CF (Community Facilities) District.

Jackie Middleton recused herself (employed by the College of Wooster).

Mark Weaver recused himself (employed by the College of Wooster).

Kyle Adams stated he was affiliated with the College but it was not a paid position, so he would not recuse himself.

Fred Seling stated his wife worked at the College, but he would not benefit from the action before the Commission so he would not recuse himself.

John Long, Shaffer, Johnston, Lichtenwalter and Associates, stated the property was formerly the location of the Holden Hall Annex which was recently demolished in preparation for the project now before the Commission. Mr. Long stated several years ago, the College combined several parcels of land to help alleviate issues relating to parking setbacks and interior building lines/setbacks. Mr. Long stated by combining the parcels, the College was now adjacent to an R-2 District on the northeast and southeast corner of the property.

Byron Manchester, BSHM Architects, was also present in addition to Stan Starr of the College of Wooster.

Mr. Long addressed the conditional use criteria noting that Criteria #1 was not applicable (establishment shall be located so as to minimize the amount of space located in a retail setting). Mr. Long stated with respect to Criteria #2, there was an existing parking lot directly to the east of the property which would be utilized by the students who would reside in the residence hall. Mr. Long stated the structures immediately east and west were both residence halls, and the properties north and south, directly adjacent to the project area, were owned by the College. With respect to Criteria #3, no additional access points would be added. With respect to Criteria #4, Mr. Long indicated that all events on the site would be primary to the operation of the campus/campus facilities. Mr. Manchester stated with respect to Criteria #5, the proposed building would be compatible with Holden Hall and would include a similar pitch roof, roof colors would be similar, the roofline was broken by a single dormer with two dormers to the west and would emulate the surrounding buildings. Criteria #6 related to building materials, and Mr. Manchester stated the building would emulate Holden Hall using similar brick; the shape of the windows would also be similar and would fit into the collegiate docket style that existed on campus. Criteria #7 related to the façade which faced a public street, and Mr. Manchester stated the south and north ends would include lounges for the students and included the main student entrances. Mr. Manchester stated that area would vary in height and would have gable ends. Criteria #8 related to landscaping, and Mr. Manchester indicated that a landscaping plan was submitted which was in keeping with the history of the College and its landscaping; trees and ground cover were also proposed.

Mr. Ning stated the parking lot near the Hall was always “jammed packed”, and he questioned how many students Holden Hall accommodated versus the new, proposed Hall. Mr. Manchester stated there were 47 residents in the previous building, and 56 residents were proposed in the new building.

Mr. Seling questioned if the roof/building was still preliminary in nature. Mr. Manchester stated what was provided to the Commission was a preliminary rendering of what the building would look like but indicated a slope, pitched roof was proposed; the building to the south had a green metal (copper) roof which was also proposed for the new residence hall.

Mr. Seling opened the hearing for public comment.

Mr. Seling closed the public hearing portion of the meeting.

Mr. Long stated this was an identical use to what had existed previously. The College owned all of the land around the proposed hall; the buildings to the east and west were both residence halls. Mr. Long stated the building which had been demolished was not ADA compliant and was not sprinklered for fire suppression, and the new building would be sprinklered and would be ADA compliant.

Ron Rehm moved to grant Application #CU-384 of the College of Wooster for conditional use approval for a 22-unit residence hall at 1101 Beall Avenue—rear in a CF (Community Facilities) District. Kyle Adams seconded the motion.

Kyle Adams voted yes.

Sheree Brownson voted yes.

Grant Mason voted yes.

Gil Ning voted yes.

Ron Rehm voted yes.

Fred Seling voted yes.

Motion carried by a 6-0-2 vote, Mark Weaver and Jackie Middleton recusing from voting on the request.

V. FINAL DEVELOPMENT PLAN APPLICATION

Application #SP-592. John Long of Shaffer, Johnston, Lichtenwalter and Associates, representing the College of Wooster, requesting final development plan approval for a 22-unit residence hall at 1101 Beall Avenue – rear in a CF (Community Facilities) District.

Mr. Long noted engineering plans had been submitted to the City Engineer’s Office for his review and approval.

Mr. Seling questioned site lighting. Mr. Long stated the only site lighting would be for safety around the building in the common areas for students; all of the parking lot site lighting would remain “as is”.

Mr. Dutton stated the Design & Review Board would also review the proposed building.

Mr. Seling opened the request for discussion.

Ron Rehm moved to grant Application #SP-592 of the College of Wooster for final development plan approval for a 22-unit residence hall at 1101 Beall Avenue—rear in a CF District. Grant Mason seconded the motion.

Kyle Adams voted yes.

Sheree Brownson voted yes.

Grant Mason voted yes.

Gil Ning voted yes.

Ron Rehm voted yes.

Fred Seling voted yes.

Motion carried by a 6-0-2 vote, Mark Weaver and Jackie Middleton recusing from voting on the request.

Meeting adjourned at 5:57 p.m.

Fred Seling, Vice Chairman

Laurie Hart, Administrative Assistant