

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

September 6, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

Stewart Fitz Gibbon, Vice Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Brad Gowins, Gregg McIlvaine, Ken Suchan, and Greg Taylor were present at the meeting. Board members Doug MacMillan and Lukas Gaffey were absent. Andrew Dutton, Planning and Zoning Manager was present representing the City of Wooster.

II. APPROVAL OF MINUTES

Brad Gowins made a motion to approve the August 2, 2018, regular meeting minutes. Greg Taylor seconded the motion. The motion passed, 5-0.

III. PUBLIC HEARINGS

Application #BZA-18-31.

Mike Craig requested an area variance from Planning and Zoning Code Table 1113-2 to allow portable storage containers for longer than permitted and Section 1113.02(d)(7) to allow more than one portable storage container at 3883 Burbank Road in a C-3 (General Commercial) District.

Randal Blashak, 3550 Lindsay Road, Mansfield, stated that he represented Walmart. Mr. Blashak explained that Walmart started out as a small store and had experienced tremendous growth. Mr. Blashak continued that the store was the third largest volume supercenter in the state. Mr. Blashak stated that the proposal to store containers for the holiday season was a temporary request due to an increase in layaway. Mr. Blashak continued that the amount of layaway demand had increased.

Gregg McIlvaine stated that last year the Board approved 7 trailers. He asked why the request was increased to 21. Mr. Blashak stated that Walmart underestimated the amount of layaway with K-Mart closing and experienced a large volume of toys with the closing of Toys R Us. Mr. Blashak explained that sales volume had grown significantly in Wooster. Mr. Blashak continued that Walmart was looking into long term solutions for the building.

Stewart Fitz Gibbon asked if Walmart had looked into storage alternatives instead of using storage trailers. Mr. Blashak stated that Walmart had used warehouses in the past, but he did not know what was available in the area.

Brad Gowins asked what the proposed time frame was for the containers. Mr. Blashak stated that the intent was to have the containers removed by Christmas.

Mr. Fitz Gibbon asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Gregg McIlvaine made a motion to approve application BZA-18-31, as presented. Greg Taylor seconded the motion.

Brad Gowins voted no and stated that he had unanswered questions and remembered asking Walmart to look into longer term solutions last year. He also stated that he felt other options were not investigated.

Gregg McIlvaine voted no and stated that Walmart had a year to work on the problem and needed to work on other solutions. He also indicated that he felt that there were too many trailers for the location.

Greg Taylor voted no and stated that he felt there were no special conditions and there were many places in town that could accommodate storage needs.

Ken Suchan voted no and stated that the increase of trailers would be very visible and there was no attempt to screen them in any way.

Stewart Fitz Gibbon voted no for reasons cited by the Board and stated that there were alternatives to be considered. He noted that the application seemed out of proportion and was not well considered.

The motion was denied 0-5.

Application #BZA-18-32.

Randal Fernandez of Dominion Energy requested an area variance from Planning and Zoning Code Table 1115-1 to allow reduced rear and side building setbacks and exceed the maximum lot coverage and Section 1125.03(h)(3) to allow a gravel drive and parking surface on the south side of Kurtz Street (Parcel Number 68-02615.000) in an R-1 (Suburban Single-Family Residential) District.

Tracy Stevens, 4725 Southway Street SW, Canton stated that she was the External Affairs Manager for Dominion Energy. Mrs. Stevens explained that the proposal was to install a new 16 ft. by 16 ft. by 14.5 ft. regulation station building. She noted the building would have no occupancy and house piping and equipment. Mrs. Stevens stated that the building would be landscaped to make it less visible. Mrs. Stevens explained that the variance was to setback requirements and to allow gravel, which was proposed for safety reasons. Mrs. Stevens noted the building was well constructed resulting in less sound audible from the exterior.

Mrs. Stevens stated that the larger building would allow more space for workers to access the equipment in the building. Mrs. Stevens explained that the piping would be staying, though some of the equipment may be changed.

Randal Fernandez, 320 Springside Drive, Akron, stated that Dominion Energy would be replacing some of the station equipment. Mr. Fernandez explained that the new equipment would take up more space and the new building would allow room for workers to maintain the equipment.

Mr. Fitz Gibbon asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Brad Gowins made a motion to approve application BZA-18-32, as presented. Gregg McIlvaine seconded the motion.

Greg Taylor voted yes.

Ken Suchan voted yes and stated that both the setback and gravel were existing conditions which did not pose a problem and there were special conditions.

Gregg McIlvaine voted yes.

Brad Gowins voted yes and stated that the slightly bigger building maintained the character and spirit of the neighborhood.

Stewart Fitz Gibbon voted yes for reason cited by the Board and stated there was a unique situation and there was not a significant change.

The motion passed unanimously, 5-0.

IV. ADJOURNMENT

Brad Gowins made a motion to adjourn. Ken Suchan seconded the motion. The motion passed unanimously, 5-0.

Stewart Fitz Gibbon, Vice-Chairman

Carla Jessie, Administrative Assistant