

*Planning & Zoning Division  
2007 Annual Report*

*City of Wooster*

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New building, as measured by the value of construction, came in at approximately \$59 million, up 20% from 2006's \$49 million. This increase in value was attributed to an increase in large-scale (high value) projects as compared those done in 2006.

On the economic development front, changes continued to occur with interior/exterior alterations/additions to various industries and to commercial service/retail establishments. Eight (8) new businesses located in the city. Included in this number were: Mountain Mudd Espresso, Panera Bread, Chipotle, Broken Rocks Restaurant, Revol wireless phones, a vehicle detail shop, Harbison-Fischer, and Shoe Show. Verizon Wireless, Kay Jewelers & De Silva Collections relocated to new buildings in the north end shopping area, while the Medicine Shoppe moved across the street on Beall Ave. into an existing building where Subway and Papa John's Pizza were formerly located. In addition, the House of Iron added 4,000+ sq ft of additional space onto their business and the construction of a new ambulatory/outpatient surgery building was begun.

On the industrial side, several permits were issued for interior alterations to existing manufacturing companies. Built Rite Box & Crate constructed an addition onto their building while CC Supply added a new storage building onto their lot. Sign Design moved into the former Pools & Spa building and also constructed an addition. Rexroth downsized and relocated into a new facility on Enterprise Pkwy.

On the educational scene, the College of Wooster constructed a new dormitory (Gault Manor) on their campus at the northeast corner of Wayne and Beall Avenue. Wooster High school added new bleachers and a concession stand on their campus.

On the institutional side was the construction of a new 13,239 sq. ft. Red Cross building, interior alterations at: the Wooster Community Hospital, Nazarene Church, Faith Harvest Fellowship, and the Wayne County Court House, as well as a 42,000+ sq ft building addition at Grace Brethren Church.

Staff estimated that the city population stood at 26,527 and total dwelling units at 11,443 as of April 1, 2007, seven years after the official 2000 census, which recorded 24,811 persons and 10,674 dwelling units.

Zoning certificates during 2007 totaled 325, which represented an increase of 4% from the 312 permits issued in 2006. Residential permits at 220 were up 15% from 2006. Approximately 30% of the residential permits were for new housing units in 2007, less than those issued in 2006. A total of 135 new dwelling units were represented by these permits, 100% more than those issued in 2006. Of the 135 units, 53 were detached single family dwellings, 1 was a duplex, 12 were multi-family buildings, and the remainders were apartments created on the 2<sup>nd</sup> and 3<sup>rd</sup> floors above retail space in the downtown area.

Single family construction in 2007 was characterized as aimed much more at the higher-priced market. Of the 53 single family home permits, 49 or 92% of the homes were valued at \$100,000 or more (not including land or mechanical systems) while the remaining 4, or 8%, were under \$100,000. The average value of a single family home (excluding land /mechanicals) was \$174,490, up only 1% from \$172,351 in 2006.

Industrial permits stood at 11 in 2007, slightly less than last years 18, and consisted largely of additions and alterations. Public/semi-public permits totaled 36, down 29% from 51 in 2006. Commercial

permits (52 in 2007) were slightly more than in 2006 (49). Included in the total were 3 new structures, while the remainder consisted largely of additions, alterations and accessory uses.

A total of 538 trees were added through landscape provisions of the Zoning Code during 2007 bringing the total impact of this code provision (began in 1980) to 13,381 trees. This year's total is 89% more than in 2006. Zoning fee and permit income was up slightly from 2006's \$12,541 standing at \$12,864.

The Planning Commission's agendas for the year included 26 requests, two less than in 2006. Included were 5 subdivision requests, all of which were approved, containing 108 acres and 114 lots. Also considered were 4 conditional use requests, all of which were approved; 3 zoning map amendments which were favorably recommended to City Council; 13 site plans of which all were approved; and one Planned Unit Development (PUD) change which was approved. In 2007, the number of site plan reviews was the same as in 2006.

The 14 cases filed before the Board of Zoning Appeals in 2007 represented a decrease of 36% from the 22 heard in 2006. Twelve (12) were variance requests (of which 9 were granted and 2 were denied and 1 was withdrawn).

The City's Design & Review Board considered 15 requests, 18 requests less than the 33 heard in 2006; all were approved as submitted.

The division manager, in the capacity of zoning inspector, and the Staff's Code Enforcement Officer handled 96 zoning violations ranging from illegal uses to parking on lawns or illegal signs, no permits, etc. This number was 35% more than the 71 violations in 2006. By year's end, all matters were resolved through compliance or referral to a relevant Board or Commission.

The Planning Division and the consulting firm of D.B Hartt (Cleveland, Ohio) worked with City Council's Laws & Ordinances Committee in making final changes to the City's new Zoning, Sign, and Subdivision Ordinances. City Council adopted the Planning & Zoning Code on June 21, 2007.

A presentation on "Zoning" was given by the Planning and Zoning Manager to the 2007 Leadership Wooster class at the newly constructed Wayne County Public Library.

*Violations  
And  
Inspections*

# 2007

## ZONING VIOLATIONS, LANDSCAPE INSPECTIONS, AND MISCELLANEOUS ACTIVITY REPORT

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<u>Zoning and Sign Violations:</u>	<u>Number</u>
Parking on Yards/Lawns	35
Illegal Conversions/Uses	3
No Zoning and/or Sign Permits Obtained	12
Miscellaneous	41
Miscellaneous Complaints (No Violations Found)	6
Signs in Right-of-Way	<u>5</u>
<b>TOTAL</b>	<b>102</b>
<b>ACTUAL VIOLATIONS</b>	<b>96</b>

### Zoning Violations Outcome:

Number of Violations Resolved	96
Number of Violations Going to Board of Zoning Appeals	1
Number of Violations Going to Court	0
Number of Violations Going to Planning Commission	0

Number of Violation, Informational & Reminder Letters and Faxes Sent: 219

### Landscape Inspections:

Number of Inspection	4
Completed Landscaping	4
Number of Landscape Refunds (cash deposits)	4

*Zoning Permit  
Data*

CITY OF WOOSTER  
PLANNING AND ZONING

ZONING CERTIFICATE COUNT BY CATEGORY  
2007

HI	7
LI	4
PUB	13
R	220
R/RC	4
R/RC/SC	1
R/SC	2
RC	20
RC/SC	5
RC/SC/LI	1
SC	25
SPUB	23
<b>TOTAL</b>	<b>325</b>

CITY OF WOOSTER  
PLANNING AND ZONING

ZONING CERTIFICATE COUNT BY DISTRICT  
2007

ZONING DISTRICT	COUNT
C-1	3
C-2	11
C-3	6
C-4	20
C-5	21
CF	25
M-1	6
M-2	13
M-3	1
R-1	117
R-2	57
R-3	17
R-4	22
R-5	1
R-T	5
<b>TOTAL</b>	<b>325</b>



CITY OF WOOSTER  
PLANNING AND ZONING

ZONING CERTIFICATE COUNT BY PROJECT  
2007

PROJECT	COUNT
10F	1
2F	1
3F	3
4F	3
6F	2
7F	2
8F	2
ACC USE	78
ACC/ALT	1
ACC/FNCE	1
ADD	46
ADD/ALT	9
ALT	56
ALT/CNG	4
ALT/REPL	1
FENCE	42
HOCP	2
NEW CST	10
POOL	2
POOL/FNC	1
REP/REPL	2
REPL	3
SF	53
<b>TOTAL</b>	<b>325</b>

CITY OF WOOSTER  
PLANNING AND ZONING

ZONING CERTIFICATE COUNT BY CENSUS TRACT  
2007

CENSUS TRACT	COUNT
1	29
2	37
3	24
4	10
5	10
6	38
7	84
8	93
<b>TOTAL</b>	<b>325</b>

*Planning Commission  
Activity*

CITY OF WOOSTER  
PLANNING AND ZONING

PLANNING COMMISSION REQUEST TYPE COUNT  
2007

REQUEST TYPE	TOTAL COUNT	APPROVED	DENIED	TABLED	WITHDRAWN	OTHER
Subdivisions	5	5	0	0	0	0
Conditional Uses	4	4	0	0	0	0
Zoning Map Amendments	3	3	0	0	0	0
Site Plans	13	13	0	0	0	0
PUDS	1	1	0	0	0	0
<b>TOTAL</b>	<b>26</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**CITY OF WOOSTER  
PLANNING AND ZONING**

**PLANNING COMMISSION REQUEST TYPE COUNT BY DISTRICT  
2007**

DISTRICT	SUBDIVISIONS	CONDITIONAL USES	ZONING MAP AMENDMENTS	ZONING CODE AMENDMENTS	COMP PLAN	PUDS	SITE PLANS	ANNEXATIONS	OTHER
3-MILE	3	0	0	0	0	0	0	0	0
ANNEX	0	0	2	0	0	0	0	0	0
C-1	0	1	1	0	0	0	3	0	0
C-4	0	1	0	0	0	0	0	0	0
C-5	0	0	0	0	0	0	3	0	0
CF	0	0	0	0	0	0	3	0	0
M-1	0	0	0	0	0	0	1	0	0
M-2	0	1	0	0	0	0	2	0	0
R-1	2	0	0	0	0	0	0	0	0
R-1, O-PUD	0	0	0	0	0	1	0	0	0
R-3	0	0	0	0	0	0	1	0	0
R-4	0	1	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>

**CITY OF WOOSTER  
PLANNING AND ZONING**

**PLANNING COMMISSION SUBDIVISION LOT AND ACREAGE TOTALS  
2007**

<b>REQUEST #</b>	<b>REQUEST DESC/LOCATION</b>	<b>NAME</b>	<b>PC AGENDA</b>	<b>PC ACT. CODE</b>	<b>NO. OF LOTS</b>	<b>TOTAL # ACRES</b>
PD-13L	Miller Lakes Dev, Ph 13; E & W sides Thoreau	Arthur Miller Park Corp (SJL- John Long)	2/28/07	A	2	1.124
SU-523	Crooked Creek Allotment, Ph 1; S side Schellin Rd, b/w Rt 3 & Huffman Rd	Loral Investments LLC (Alan Ratliff)	3/28/07	A	48	31.634
SU-524	Sand Stone Ridge, Phase 3; E side Rt 83, b/w E & W Hutton Rds	Sand Stone Ridge LTD (Jon Hubacher)	4/25/07	A	10	18.055
SU-525	Fike Subdivision; W side Oak Hill Rd, b/w W Highland & Skylark	WWM Properties (Michael Lehman)	4/25/07	A	13	5.352
SU-526	Riffel Road Allotment, Phase 1; N side Riffel Rd	Chesterland Estates (SJL-John Long)	5/23/07	A	4	8.31
SU-527	Yacapraro Allotment; E & W sides Geyers Chapel Rd, b/w Canal & US Rt 30	MIJMAH (Michael Yacapraro)	11/28/07	A	37	43.97
<b>TOTAL</b>					<b>114</b>	<b>108.445</b>

*Board of Zoning Appeals  
Activity*

CITY OF WOOSTER  
PLANNING AND ZONING

PLANNING COMMISSION REQUEST TYPE COUNT  
2007

REQUEST TYPE	TOTAL COUNT	APPROVED	DENIED	TABLED	WITHDRAWN	OTHER
Subdivisions	5	5	0	0	0	0
Conditional Uses	4	4	0	0	0	0
Zoning Map Amendments	3	3	0	0	0	0
Site Plans	13	13	0	0	0	0
PUDS	1	1	0	0	0	0
<b>TOTAL</b>	<b>26</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**CITY OF WOOSTER  
PLANNING AND ZONING**

**BOARD OF APPEALS REQUEST COUNT BY DISTRICT  
2007**

DISTRICT	REQUEST	GRANTED	DENIED	PART GRANTED/ PART DENIED	TABLED	WITHDRAWN	TOTAL
C-1	Variance	1	0	0	0	0	1
C-4	Variance	3	0	0	0	0	3
C-5	Use Variance	1	0	0	0	0	1
C-5	Variance	0	0	0	0	1	1
CF	Variance	1	0	0	0	0	1
M-2	Use Variance	1	0	0	0	0	1
R-1	Variance	1	1	0	0	0	2
R-2	Nonconforming Use Extension	1	0	0	0	0	1
R-2	Nonconforming Use Substitution	1	0	0	0	0	1
R-2	Variance	0	1	0	0	0	1
R-4	Variance	1	0	0	0	0	1
<b>GRAND TOTALS</b>		<b>11</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>14</b>

CITY OF WOOSTER  
PLANNING AND ZONING

BOARD OF APPEALS COUNT OF REQUESTS BY TYPE  
2007

REQUEST TYPE	GRANTED	DENIED	PART GRANTED/ PART DENIED	TABLED	WITHDRAWN	TOTAL
Non-conforming Use Extension	1	0	0	0	0	1
Nonconforming Use Substitution	1	0	0	0	0	1
Use Variance	2	0	0	0	0	2
Variance	7	2	0	0	1	10
<b>TOTAL</b>	<b>11</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>14</b>

*Design & Review Board  
Activity*

