



*Planning & Zoning Division  
2006 Annual Report*

*City of Wooster  
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New building, as measured by the value of construction, came in at approximately \$49 million, down 45% from 2005's \$89 million. This decrease in value was attributed to a decrease in large-scale (high value) projects as compared those done in 2005 and a downturn in the economy.

On the economic development front, changes continued to occur with interior/exterior alterations/additions to various industries and to commercial service/retail establishments. Ten (10) new businesses located in the city. Included in this number were Pat Catan's, Dunham Sports, Starbuck's, Honey Baked Ham, Cold Stone Creamery, Aspen Dental, Lucky Nugget, Save A Lot Food Store, a new pharmacy in the downtown, and a barber shop at Hawkins Plaza. An outdoor patio/bar was added at the 3 Amigos Mexican Restaurant. Park Mazda obtained permits for a building/parking lot expansion while Rite Aid Pharmacy moved out of College Hills Plaza into a new building constructed on Cleveland Rd, north of Burger King. In addition, the Western Reserve Group began construction on a 70,000+ sq. ft. 3 story building on Benden Dr Extension.

On the manufacturing scene, permits were issued for the construction of over 450,000 sq.ft. of industrial space. New industries locating to Wooster include Stonecraft and Compaq while the Westerman Company is relocating operations from Kemrow St to their new building on Venture Blvd. Two new warehouses for potential businesses were constructed on Enterprise Pkwy. In addition, a warehouse for Pizzazz was built on Geyers Chapel Rd

On the educational scene, the College of Wooster added office space in their maintenance building and moved Culbertson House (Campus Security office) from Beall Ave to Wayne Ave. The Village Network (formerly Boys Village) constructed additions onto three of their campus cottages for more living area.

On the institutional side was the construction of a new 50,000 sq. ft. Wayne County Library building, interior alterations at the Wooster Community Hospital, Horn Nursing Home, Wayne County Administration building, Westview Manor, and Wayne Metropolitan Housing Authority. A concession/restroom building was constructed at the National City Bank ball field on Rt 585 at Gerstenslager-Martin Park.

Staff estimated that the city population stood at 26,411 and total dwelling units at 11,393 as of April 1, 2006, six years after the official 2000 census, which recorded 24,811 persons and 10,674 dwelling units.

Zoning certificates during 2006 totaled 312, which represented a decrease of 13% from the 360 permits issued in 2005. Residential permits at 191 were down 24% from 2005. Approximately 54% of the residential permits were for new housing units in 2006, much less than those issued in 2005. A total of 64 new dwelling units were represented by these permits, 52% less than those issued in 2005. Of the 64 units, 35 were detached single family dwellings, 1 was a duplex, 4 were multi-family buildings, and the remainder was apartments created on the 2<sup>nd</sup> and 3<sup>rd</sup> floors above retail space in the downtown area. Of the 4 multi-family buildings, all were 4 unit condominium buildings.

Single family construction in 2006 was characterized as aimed much more at the higher-priced market. Of the 35 single family home permits, 32 or 91% of the homes were valued at \$100,000 or more (not including land or mechanical systems) while the remaining 3, or 9%, were under \$100,000. The average value of a single family home (excluding land /mechanicals) was \$172,351, up only two hundred dollars from \$172,178 in 2005.

Industrial permits stood at 18 in 2006, slightly more than last years 16, and consisted largely of additions and alterations. Public/semi-public permits totaled 51, up 8% from 47 in 2005. Commercial permits (49 in 2006) were slightly more than in 2005 (45). Included in the total were 6 new structures, while the remainder consisted largely of alterations and accessory uses.

A total of 285 trees were added through landscape provisions of the Zoning Code during 2006 bringing the total impact of this code provision (begun in 1980) to 12,843 trees. This year's total is 28% less than in 2005. Zoning fee and permit income was up from 2005's \$11,120 standing at \$12,541.

The Planning Commission's agendas for the year included 28 requests, the same as in 2005. Included were 7 subdivision requests, all of which were approved, containing 168 acres and 162 lots. Also considered were 5 conditional use requests, all of which were approved; 1 zoning map amendment which was favorably recommended to City Council; 13 site plans of which all were approved; and one zoning code amendment which was approved and recommended to City Council for approval. In 2006, the number of site plan reviews was slightly less than in 2005 (16).

The 22 cases filed before the Board of Zoning Appeals in 2006 represented an increase of 38% from the 16 heard in 2005. Twenty (20) were variance requests (of which 15 were granted and 5 were denied).

The City's Design & Review Board considered 33 requests, 15 requests more than the 18 heard in 2005; 29 were approved as submitted, 1 was denied, and 3 were approved with minor modifications.

The division manager, in the capacity of zoning inspector, and the Staff's Code Enforcement Officer handled 71 zoning violations ranging from illegal uses to parking on lawns or illegal signs, no permits, etc. This number was slightly more than the 63 violations in 2005. By year's end, 67 matters were resolved through compliance or referral to a relevant Board or Commission.

The Planning Division continued working with the consulting firm of D.B Hartt out of Cleveland, Ohio in updating the City's Zoning, Sign, and Subdivision Ordinances. The Planning Commission approved and recommended the revised Planning & Zoning Code to City council on June 28, 2006. City Council hopes to adopt an amended version of the proposed code in the spring of 2007.

A presentation on "Zoning" was given by the Planning and Zoning Manager to the 2006 Leadership Wooster class at the United Way Building.

# 2006

## 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	26
Illegal Conversions/Uses	3
No Zoning and/or Sign Permits Obtained	18
Miscellaneous	21
Miscellaneous Complaints (No Violations Found)	3
Signs in Right-of-Way	<u>0</u>
<b>TOTAL</b>	<b>71</b>
<b>ACTUAL VIOLATIONS</b>	<b>68</b>

### Zoning Violations Outcome:

Number of Violations Resolved	67
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: 105

### Landscape Inspections:

Number of Inspections	9
Completed Landscaping	9
Number of Landscape Refunds (cash deposits)	9

*Zoning Permit  
Data*

**CITY OF WOOSTER  
PLANNING AND ZONING**

**ZONING CERTIFICATE COUNT BY CATEGORY  
2006**

HI	10
LI	7
LI/SC	1
PUB	20
R	191
R/RC	2
R/SC	1
RC	26
RC/SC	7
SC	16
SPUB	31
<b>TOTAL</b>	<b>312</b>

**CITY OF WOOSTER  
PLANNING AND ZONING**

**ZONING CERTIFICATE COUNT BY DISTRICT  
2006**

<b>ZONING DISTRICT</b>	<b>COUNT</b>
C-1	3
C-2	8
C-3	11
C-4	22
C-5	27
CF	34
M-1	6
M-2	11
M-3	2
R-1	86
R-2	51
R-3	25
R-4	22
R-5	3
R-6	1
<b>TOTAL</b>	<b>312</b>

**CITY OF WOOSTER  
PLANNING AND ZONING**

**ZONING CERTIFICATE COUNT BY CENSUS TRACT  
2006**

<b>CENSUS TRACT</b>	<b>COUNT</b>
1	18
2	34
3	24
4	17
5	11
6	47
7	79
8	82
<b>TOTAL</b>	<b>312</b>

**CITY OF WOOSTER  
PLANNING AND ZONING**

**ZONING CERTIFICATE COUNT BY PROJECT  
2006**

<b>PROJECT</b>	<b>COUNT</b>
2F	1
4F	4
ACC USE	83
ACC/ADD	3
ACC/ALT	1
ADD	55
ADD/ALT	16
ADD/REP	1
ADD/REPL	3
ALT	43
ALT/CNG	3
FENCE	40
HOCP	1
MOVE	1
NEW CST	11
POOL	3
REP/REPL	7
REPL	1
SF	35
<b>TOTAL</b>	<b>312</b>

*Planning Commission  
Activity*

**CITY OF WOOSTER  
PLANNING AND ZONING**

**PLANNING COMMISSION REQUEST TYPE COUNT  
2006**

<b>REQUEST TYPE</b>	<b>TOTAL COUNT</b>	<b>APPROVED</b>	<b>DENIED</b>	<b>TABLED</b>	<b>WITHDRAWN</b>	<b>OTHER</b>
Subdivisions	6	6	0	0	0	0
Conditional Uses	5	5	0	0	0	0
Zoning Map Amendments	1	1	0	0	0	0
Zoning Code Amendments	2	1	0	1	0	0
Site Plans	13	13	0	0	0	0
<b>TOTAL</b>	<b>27</b>	<b>26</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

**CITY OF WOOSTER  
PLANNING AND ZONING**

**PLANNING COMMISSION REQUEST TYPE COUNT BY DISTRICT  
2006**

DISTRICT	SUBDIVISIONS	CONDITIONAL USES	ZONING MAP AMENDMENTS	ZONING CODE AMENDMENTS	COMP PLAN	PUDS	SITE PLANS	ANNEXATIONS	OTHER
3-Mile	1	0	0	0	0	0	0	0	0
C-4	0	2	0	0	0	0	0	0	0
C-5	0	0	0	0	0	0	4	0	0
CF	0	0	0	0	0	0	2	0	0
M-1	1	0	0	0	0	0	3	0	0
M-1/M-2	2	0	0	0	0	0	2	0	0
M-2	1	0	0	0	0	0	1	0	0
N/A	0	0	0	2	0	0	0	0	0
R-1	1	1	1	0	0	0	0	0	0
R-2	0	1	0	0	0	0	0	0	0
R-3	1	1	0	0	0	0	1	0	0
<b>TOTAL</b>	<b>7</b>	<b>5</b>	<b>1</b>	<b>2</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  
2006**

<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>
SU-516	Summerlin Subdiv, Ph V west off of Firethorn Ln	Alan Ratliff	1/25/06	A	23	9.056
SU-517/SU-521	Enterprise Pkwy/Merit Dr	Chesterland Estates	4/26/06 & 9/27/06	A	5	59.972
SU-518	Sand Stone Ridge east side Rt 83, b/w E & W Hutton Rds	Jon Hubacher	4/26/06	A	10	18.055
SU-519	Enterprise Pkwy	Chesterland Estates	7/26/06	A	2	7.893
SU-520	Venture Blvd	Seaman Dev Group	8/23/06	A	2	20.752
SU-522	South side Schellin Rd	Alan Ratliff	9/27/06	A	120	52
<b>TOTAL</b>					<b>162</b>	<b>167.728</b>

*Board of Zoning Appeals  
Activity*

**CITY OF WOOSTER  
PLANNING AND ZONING**

**BOARD OF APPEALS COUNT OF REQUESTS BY TYPE  
2006**

<b>REQUEST TYPE</b>	<b>GRANTED</b>	<b>DENIED</b>	<b>PART GRANTED/ PART DENIED</b>	<b>TABLED</b>	<b>WITHDRAWN</b>	<b>TOTAL</b>
Variance	15	5	0	0	0	20
Ncu Ext, Vrnce	1	0	0	0	0	1
Ncu Sub, Vrnce	1	0	0	0	0	1
<b>TOTAL</b>	<b>17</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>

**CITY OF WOOSTER  
PLANNING AND ZONING**

**BOARD OF APPEALS REQUEST COUNT BY DISTRICT  
2006**

DISTRICT	REQUEST	GRANTED	DENIED	PART GRANTED/ PART DENIED	TABLED	WITHDRAWN	TOTAL
C-3	Variance	1	0	0	0	0	1
C-4	Variance	1	0	0	0	0	1
C-5	Variance	3	2	0	0	0	5
CF	Variance	2	0	0	0	0	2
M-1	Variance	1	1	0	0	0	2
M-2	Variance	2	0	0	0	0	2
M-2	Ncu Extension /Variance	1	0	0	0	0	1
R-1	Variance	1	1	0	0	0	2
R-1	Ncu Sub/ Variance	1	0	0	0	0	1
R-2	Variance	1	1	0	0	0	2
R-3	Variance	1	0	0	0	0	1
R-4	Variance	2	0	0	0	0	2
<b>GRAND TOTALS</b>		<b>17</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>

*Design & Review Board  
Activity*

**CITY OF WOOSTER  
PLANNING & ZONING**

**DESIGN & REVIEW BOARD  
2006**

REQUEST TYPE	GRANTED AS SUBMITTED	GRANTED WITH CONDITIONS	PART GRANTED	DENIED	TABLED	WITHDRAWN	TOTAL
Signage	21	2	0	1	0	0	24
Signage and Building Alteration	1	0	0	0	0	0	1
Lighting	0	0	0	0	0	0	0
Signage and Lighting	0	0	0	0	0	0	0
Exterior Building Alteration	6	0	0	0	0	0	6
New Construction	1	1	0	0	0	0	2
Building Addition	0	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	0
Landscaping	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>29</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>33</b>