

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

October 24, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

Gil Ning, Chairman of the Planning Commission, called the meeting to order. Commission members Kyle Adams, Sheree Brownson, Jackie Middleton, Gil Ning, Mike Steiner, and Mark Weaver were present at the meeting. Commission member Grant Mason was absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mike Steiner moved to approve the minutes of September 26, 2018 meeting of the Planning Commission. Jackie Middleton seconded the motion. The motion carried unanimously, 6-0.

III. APPLICATIONS

PC-18-25

Majeed Makhoulf requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 53.428 acres at the northeast corner of Burbank Road and Smithville Western Road with Parcel Number 67-02990.000 from AG (Agricultural) to C-3 (General Commercial).

Majeed Makhoulf, 3733 Park East Drive, Beachwood, stated that the proposal was to rezone 53.428 acres owned by J McCoy Farms Homestead LLC located at the corner of Burbank Road and Smithville Western Road. He stated that the request met the conditions of the city code.

Mr. Makhoulf explained that the property was annexed in 2009 and was zoned R-1, Suburban Single-Family Residential, by default. Mr. Makhoulf continued that the property was then rezoned to AG, Agriculture, with the idea that the property would have a more intense use in the future. He stated that the intention was to again rezone the property when the economy was right for development.

Mr. Makhoulf explained that there was a desire to attract and promote high quality vibrant developments for economic growth in the Comprehensive Plan. He continued that the proposed rezoning to GC, General Commercial, was compatible with the area.

Mr. Ning asked if anyone from the public would like to address the Commission regarding the application. No one from the public was present to address the application.

Mark Weaver asked if the utilities were adequate and if there were any problems with utility access the property.

Andrew Dutton stated that existing public water or sewer were not available adjacent to the property, though they were available to the south. He continued that in the Development Plan process, the applicant or developer would be responsible for bringing utilities to the site.

Mr. Weaver stated the basis for staff's recommendation to approve the application and asked Mr. Dutton to confirm staff's findings. Mr. Dutton confirmed staff's findings and stated he was in agreement.

Mike Steiner moved to recommend approval of the application to City Council as presented. Mark Weaver seconded the motion. The motion carried unanimously, 6-0.

IV. ADJOURNMENT

Mark Weaver made a motion to adjourn the meeting. Jackie Middleton seconded the motion. The motion carried 6-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant