

**CITY COUNCIL AGENDA**

**April 1, 2019**

**7:30p.m.**

**The meeting convenes at City Hall, in Council Chambers, 1<sup>st</sup> Floor, 538 N. Market Street, Wooster, Ohio.**

- I. ROLL CALL & ORDERING OF AGENDA**
- II. APPROVAL OF MINUTES**
- III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**
- IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**
- V. COMMITTEE REPORTS; PUBLIC HEARINGS**  
Public Hearing: Rezoning of property located on East Vine Street
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
  - 1. First Reading – ORDINANCE NO. 2019-08  
AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO I-3 (URBAN INDUSTRIAL), FOR PROPERTY LOCATED ON THE EAST VINE STREET (Sanders)
  - 2. First Reading – ORDINANCE NO. 2019-09  
AN ORDINANCE TO APPROVE AND ADOPT CURRENT REPLACEMENT PAGES TO THE CODIFIED ORDINANCES AND DECLARING AN EMERGENCY (Sanders)
  - 3. First Reading – RESOLUTION NO. 2019-25  
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT(S) WITH THE LOWEST AND BEST BIDDER FOR SANITARY SEWER SYSTEM REHABILITATION (Silvestri)
  - 4. First Reading – RESOLUTION NO. 2019-26  
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT TO PARTICIPATE IN THE ODOT COOPERATIVE PURCHASING PROGRAM, AND DECLARING AN EMERGENCY (Warden)
- VIII. MISCELLANEOUS**
- IX. ADJOURNMENT**

ORDINANCE NO. 2019-08

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO I-3 (URBAN INDUSTRIAL), FOR PROPERTY LOCATED ON THE EAST VINE STREET

WHEREAS, an application has been duly filed by Matthew Long, with the Planning Commission of the City of Wooster requesting the re-zoning of .124 acres of land with PPN 64-01098.000, from a R-T (Traditional Residential) to I-3 (Urban Industrial); and

WHEREAS, at its February 27, 2019, meeting, and after a public hearing in accordance with law, the Planning Commission voted unanimously to recommend to the City Council that the proposed re-zoning of the property from a R-T (Traditional Residential) to I-3 (Urban Industrial) be approved; and

WHEREAS notice of a public hearing by the City Council on this re-zoning has been duly given, and a public hearing has been held, all in accordance with law; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, known as the Zoning Ordinance, is amended so as to re-zone land, .124 acres of land with PPN 64-01098.000, from a R-T (Traditional Residential) to I-3 (Urban Industrial) for property located on East Vine Street as appears on the attached map.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2019 Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council President of Council

Approved: \_\_\_\_\_, 2019  
Mayor

Introduced by: Craig Sanders

# 1

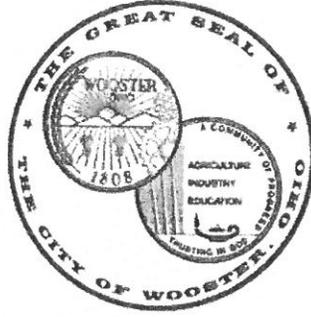
### Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

<b>Division</b> Planning and Zoning	<b>Meeting Date Requested</b> 4/1/19
<b>Project Name</b> 145 East Vine Street Rezoning	<b>Estimated Total Funds/Costs</b> NA
<b>Is Full Amount Budgeted?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If YES, three readings NOT REQUIRED</b>	
<b>If No, How is the Purchase to be Funded?</b>	
<b>Description of Request</b> Matthew Long requesting an approval for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial)  The Planning Commission held a public hearing for the application on 2/27/19 and voted unanimously (6-0) to recommend approval of the rezoning application to City Council. No members from the public were present to comment at the public hearing.  The application will also require a public hearing before City Council.	
<b>Justification / Benefits</b> The proposed zoning addresses changing conditions in the area due to the demolition of a number of homes on the block. The I-3 zoning is compatible with the area and would not result in adverse effects as nonresidential uses currently exist to the north and south. In addition, impacts of development in the proposed zoning district would be sufficiently addressed by the Development Plan process.	
<b>Will this Project affect the City's Operating Costs</b> No.	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b> The property will remain zoned R-T (Traditional Residential)	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If Yes, Explain The Circumstances:</b>	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If Yes, Note Reasons</b>	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting: Andrew Dutton</b>	<b>Date: 2/28/18</b>
<b>Approved for Agenda</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	



**WOOSTER CITY COUNCIL**  
538 N. Market Street \* P.O. Box 1128  
Wooster, Ohio 44691-7082  
Phone 330-263-5200 \* [www.woosteroh.com](http://www.woosteroh.com)

### **PUBLIC HEARING**

The Wooster City Council will hold a public hearing on a request by Matthew Long requesting approval for a Zoning Map amendment to change the zoning of 0.124 acres at 145 East Vine Street, parcel 67-01098.000 from R-T(Traditional Residential) to I-3 (Urban Industrial).

The hearing will be held on Monday, April 1, 2019 at 7:30 p.m., at City Hall, in Council Chambers at 538 North Market Street, Wooster, Ohio. All interested parties are welcome to attend and will be given the opportunity to be heard by City Council and submit evidence and written comments with respect to the proposed amendment.

Special auxiliary aids for handicapped persons are available upon request with appropriate notice. For further information, to submit written comments prior to the meeting or to request special auxiliary aids, contact the Clerk of Council at (330) 263-5242 or at [ldepaulo@woosteroh.com](mailto:ldepaulo@woosteroh.com).

Lynne DePaulo  
Clerk of Council

Publish: Friday, March 15, 2019



## **CITY OF WOOSTER**

*Planning and Zoning Division*

538 North Market Street Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

February 12, 2019

### **DAILY RECORD**

**PLEASE PUBLISH February 17, 2019**

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The City of Wooster Planning Commission will hold their Regular Meeting at 5:30 pm on Wednesday, February 27<sup>th</sup>, 2019. The meeting will be held at City Hall, 1<sup>st</sup> floor Council Chambers, 538 North Market Street, Wooster, Ohio. At the meeting, the Commission will hold a public hearing for the following application:

PC-19-04. Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial).

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the applications. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact Andrew Dutton, Planning and Zoning Manager, at [adutton@woosteroh.com](mailto:adutton@woosteroh.com), (330) 263-5238 or 538 North Market Street, Wooster, Ohio.



**PLANNING COMMISSION  
APPLICATION INFORMATION SHEET**

**Application Number**

PC-19-04

**Scheduled Meeting Date**

02-27-2019

**Application Type**

Zoning Amendment - Map

**Property Location**

145 E VINE ST

**Property Information**

Acreage: 0.12

Zoning: R-T

**Property Owner**

BUCKEYE STREET REAL ESTATE COMPANY, LTD.

**Applicant**

Matthew Long

**Applicant's Project Description**

Applicant desires to rezone the subject property to match the adjacent real property owned by Applicant. Following the map amendment, Applicant will combine the subject property as proposed in the attached plat.

**Agenda Text**

Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial)



**CITY OF WOOSTER**  
**Planning and Zoning Division**  
538 North Market Street Wooster, OH 44691  
Phone: 330-263-5238

February 28, 2019

Dear Matthew Long,

At the 02-27-2019 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-19-04, Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial), to City Council.

The motion received the necessary votes and the application will be forwarded to City Council with a recommendation of approval from the Planning Commission.

Please feel free to contact me at (330) 263-5238 or [adutton@woosteroh.com](mailto:adutton@woosteroh.com) if you have any questions or need any further information.

Sincerely,

Andrew Dutton  
Planning and Zoning Manager

**PC-19-04**  
**East Vine Street Rezoning**

Property Owner: Buckeye Real Estate Company Ltd.  
Applicant: Matthew Long  
Location: 145 East Vine Street (Parcel Number 64-01098.000)  
Existing Zoning: R-T (Traditional Residential)  
Proposed Zoning: I-3 (Urban Industrial)  
Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from R-T to I-3

**LOCATION AND SURROUNDING USES**

The subject property consists of 0.124 acres located on the south side of East Vine Street. Adjacent properties include the following uses and zoning:

- North – Commercial (I-3)
- East – Industrial (I-3)
- South – Single-Family Residential (R-T)
- West – Single-Family Residential (R-T)



**PROPOSED APPLICATION**

The applicant's request is to rezone the property from R-T (Traditional Residential) to I-3 (Urban Industrial). The applicant has indicated that if the rezoning is approved, the intent is to combine the property with the property to the east, which is under common ownership.

The subject property previously contained a single family home which was demolished approximately seven years ago. Two other properties have been demolished on East Vine Street in the past ten years.

**ZONING DISTRICT INTENT**

The R-T District is established as follows, per Section 1107.05(b)(9)(C.):

The R-T Traditional Residential District is established to preserve and protect neighborhoods with traditional urban character. Traditional residential areas are the oldest, close-to-downtown residential areas in the City. Small, dense lots were generally developed before 1940 in a regular grid street pattern, with houses constructed with detached garages. As set forth in the Wooster Comprehensive Plan, traditional residential development will encourage historic preservation and construction/ reconstruction that is similar in nature to the established pattern and character of development with a focus on single-family development and conversions of multi-family dwellings back to the original single-family uses.

The I-3 District is established as follows, per Section 1107.05(f)(6)(C.):

The purpose of the I-3 Urban Industrial District is to provide for the continuation and reasonable expansion of existing industries located in proximity to downtown, and to enable the establishment of new industries within the existing industrial area which can locate in the area in compliance with performance and development standards, in ways that are compatible with the existing urban nature of the downtown area.

**PERMITTED USES AND STANDARDS**

Table 1109-1 includes a list of all Permitted (P), Permitted with Standards (PS), Conditional (C) and Prohibited (X or not included in the table) principal uses in the subject zoning districts:

C-1 & R-4 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-3
<b>Agricultural Uses</b>		
Agriculture (Raising of Crops)	P	P
Agriculture (Livestock)	X	X
Community Gardens	PS	PS
Greenhouses and Nurseries	X	X
<b>Residential Uses</b>		
Cluster Residential Development	X	X
Convent, Monastery, or Other Housing for Places of Worship	X	X
Dormitories	X	X
Dwellings, Multi-Family	X	X
Dwellings, Single-Family Attached	C	X
Dwellings, Single-Family Detached	P	X
Dwellings, Two-Family	X	X
Dwellings, Two-Family Conversion from a Single-Family Dwelling	X	X
Fraternities and Sororities	X	X
Group Homes or Residential Facilities	Section 1109.03	X
Manufactured Home	X	X
Mobile Home	X	X
Skilled Nursing or Personal Care Facilities	X	X
Transitional Housing	X	X
<b>Commercial and Offices Uses</b>		
Adult Uses	X	X

C-1 & R-4 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-3
Agriculture/Farm Supplies & Sales	X	X
Animal Day Care/Animal Grooming	X	X
Assembly Halls, Membership Clubs, and Conference Centers	X	X
Automated Teller Machine (Stand-Alone)	X	X
Automotive Fuel Sales	X	X
Automotive Repair (Heavy)	X	PS
Automotive Sales and Leasing	X	X
Automotive Service Station & Parts Sales	X	PS
Bars and Taverns	X	C
Bed and Breakfast Establishments	C	X
Business and Professional Offices	X	P
Business Service Establishments	X	P
Campgrounds	X	X
Financial Institutions	X	X
Funeral Homes and Mortuaries	X	X
Hotels or Motels	X	X
Kennels/Animal Boarding	X	X
Live/Work Units	X	X
Medical or Dental Clinics/Offices & 24-Hour Urgent Care	X	X
Medical Marijuana Dispensaries	X	X
Microbrewery, Microdistillery, or Winery	X	X



C-1 & R-4 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-3
Mixed Use Building (with Residential Uses)	X	X
Mobile Home, Commercial Truck, & Recreational Vehicle Sales, Leasing, Service, or Storage	X	X
Parking Garages	X	X
Parking Lots (Principal Use)	X	X
Personal Service Establishments	X	X
Recreation Facilities	X	X
Restaurants	X	X
Retail Commercial Uses	X	X
Service Commercial Uses	X	X
Theaters	X	X
Vehicle Washing Establishment	X	X
Veterinarian Offices/Animal Hospital	X	X
<b>Industrial Uses</b>		
Bulk Storage of Liquids or Grain	X	X
Contractor Offices	X	P
Crematorium	X	X
Data Center	X	X
Machinery & Heavy Equipment Sales, Leasing, and Storage	X	X
Manufacturing and Production (Heavy or Outdoors)	X	X
Manufacturing and Production (Indoors)	X	P
Medical Marijuana Testing & Processing	X	X
Outdoor Storage and Bulk Sales	X	X
Printing and Publishing	X	P
Radio and Television Stations	X	X
Recycling Collection/Processing Fac.	X	X

C-1 & R-4 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-3
Research and Development Facilities	X	P
Self-Storage Facilities	X	X
Soil and Mineral Extraction Activities	X	X
Warehouses	X	P
Wholesale Sales & Distribution Centers (Indoors)	X	P
Wholesale Sales & Distribution Centers (Outdoors)	X	X
<b>Public and Institutional Uses</b>		
Active Recreational Uses	C	P
Cemeteries	X	X
Colleges and Higher Educational Institutions	X	PS
Community Recreation Facility	C	X
Cultural Facilities and Structures	C	X
Educational Institutions (K-12)	C	X
Essential Services	Exempt per Section 1101.05(b)	
Government Facilities	C	P
Government Offices	C	P
Hospitals	X	X
Nursery Schools or Day Care Centers (Children or Adults)	C	X
Passive Parks, Open Space, & Natural Areas	P	P
Places of Worship	C	P
Utility Facilities & Buildings	C	C
Wireless Telecommunication Facilities	See Section 1109.03(f)(10)	

Tables 1115-1 and 1115-4 include development standards for the subject zoning districts:

COMPILATION OF TABLES 1115-1 AND 1115-4		
	R-T	I-3
Minimum Lot Area	4,350 sq. ft.	43,560 sq. ft.
Minimum Lot Width at the Building Line	40 ft.	125 ft.
Minimum Front Yard Building Setback	20 ft.	10 ft.
Minimum Side Yard Building Setback - Nonresidential District	5 ft.	15 ft.
Minimum Rear Yard Building Setback - Nonresidential District	20 ft.	15 ft.
Minimum Side Yard Building Setback - Residential District	5 ft.	25 ft.
Minimum Rear Yard Building Setback - Residential District	20 ft.	25 ft.
Maximum Lot Coverage by Buildings	35%	70%
Maximum Total Lot Coverage	45%	None
Maximum Building Height	35 ft.	60 ft.
* To simplify the table, notes have been removed. See Tables 1115-1 and 1115-4 for all notes.		

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**COMPREHENSIVE PLAN (2014)****Chapter 3 - Land Use, Demographics and Housing**

The Future Land Use map, Figure 3.11, of the Comprehensive Plan categorizes future land use for properties within the City of Wooster Corporation limits. The map indicates the property as "Single Family Residential", though the designation was likely based on its previous use.

**Chapter 7 – Priority Development Areas**

The property is located within the Downtown Wooster Priority Development Area. The Development Area is broken down into five sections with the subject property located at the eastern edge of the Arts and Cultural District's Commercial/Institutional sector. The District aspires to promote the arts, mixed-use buildings and the preservation of historic structures.

As the Comprehensive Plan encompasses many topics at a larger level, no further detail is provided in the Plan for the subject property.

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**REVIEW CRITERIA**

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- A. The proposed amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;
- B. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- C. The proposed amendment will promote the public health, safety, and general welfare;
- D. The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
- E. The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
- F. Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
- G. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- H. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
- I. The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- J. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.



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**PLANNING AND ZONING DIVISION STAFF RECOMMENDATION**

Staff recommends approval of application PC-19-04 to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial), as submitted.

Staff's recommendation is based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and does not include the consideration of any specific use or plan for the site. It is staff's assessment that:

- The proposed zoning addresses changing conditions in the area due to the demolition of a number of homes on the block.
- The proposed zoning is compatible with the area and would not result in adverse effects as nonresidential uses currently exist to the north and south.
- Impacts of development in the proposed zoning district would be sufficiently addressed by the Development Plan process.



## CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

February 12, 2019

Dear Property Owner,

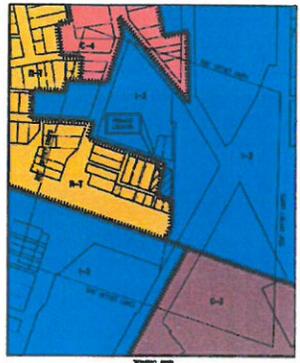
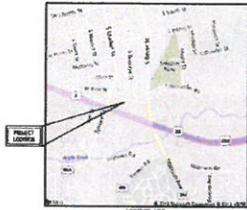
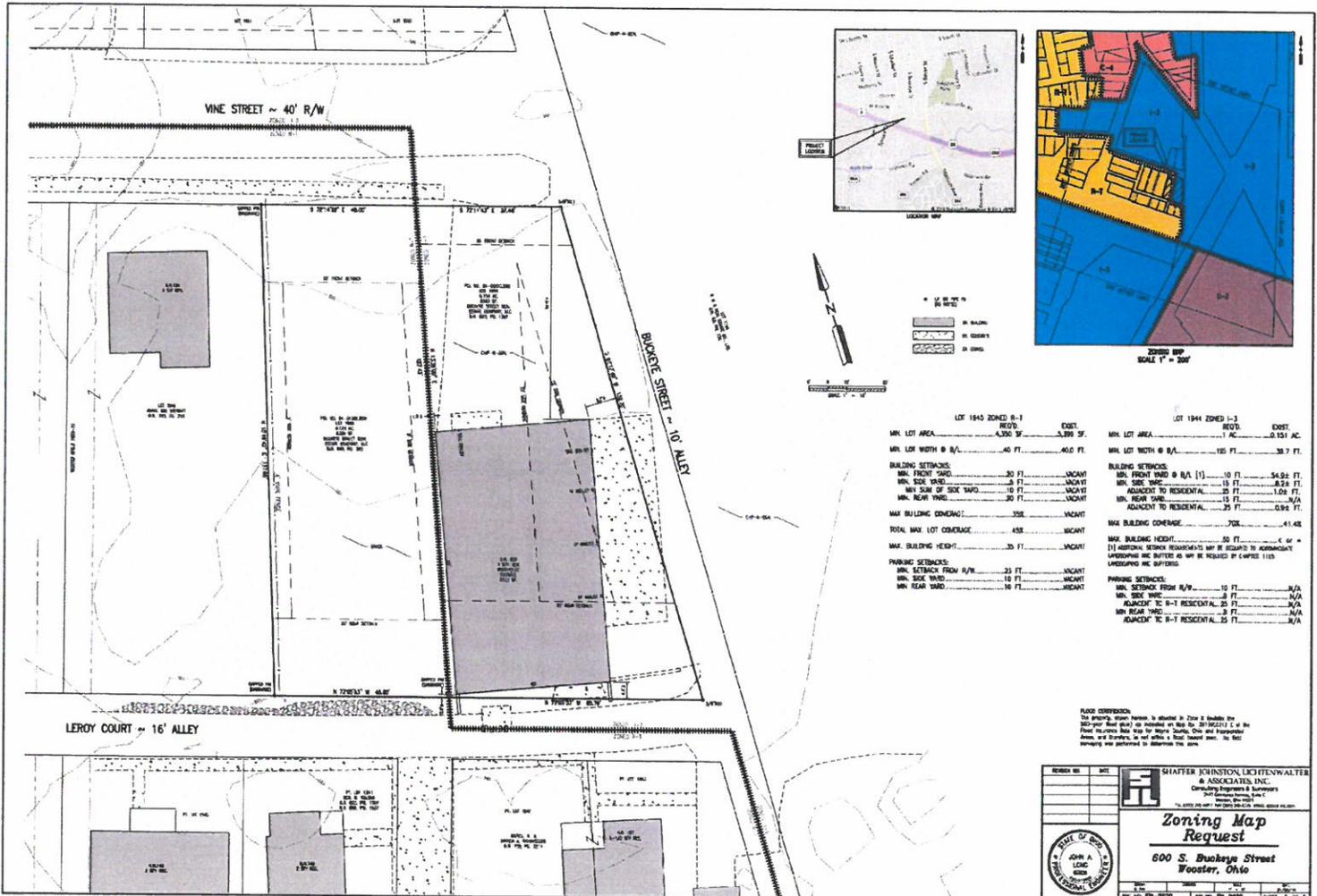
You are receiving this notice because you are an owner of property within 200 ft. of an application that has been submitted to The City of Wooster Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding the subject application, as described below. The meeting will take place at City Hall, 1<sup>st</sup> floor Council Chambers, 538 North Market Street and will begin at 5:30 pm on Wednesday, February 27<sup>th</sup>, 2019.

PC-19-04. Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial).

All interested parties are welcome to attend and will be given the opportunity to address the Board during the public hearing portion of the meeting and submit evidence and written comments with respect to the application. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting.

For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact:

Andrew Dutton  
Planning and Zoning Manager  
538 North Market Street, Wooster, Ohio  
adutton@woosteroh.com  
(330) 263-5238



LOT 1945 ZONED R-1		LOT 1944 ZONED I-3	
MIN. LOT AREA	REQD. DIST.	MIN. LOT AREA	REQD. DIST.
4,320 SF	3,399 SF	1 AC	0.531 AC
MIN. LOT WIDTH @ R/W	40 FT - 40.0 FT	MIN. LOT WIDTH @ R/W	125 FT - 39.7 FT
<b>BUILDING SETBACKS:</b>			
MIN. FRONT YARD	30 FT - VACANT	MIN. FRONT YARD @ R/W [1]	10 FT - 54.92 FT
MIN. SIDE YARD	0 FT - VACANT	MIN. SIDE YARD	15 FT - 8.28 FT
MIN. SIDE OF SIDE YARD	10 FT - VACANT	ADJACENT TO RESIDENTIAL	25 FT - 1.00 FT
MIN. REAR YARD	30 FT - VACANT	MIN. REAR YARD	15 FT - N/A
MAX. BUILDING COVERAGE	35% - VACANT	ADJACENT TO RESIDENTIAL	25 FT - 0.94 FT
TOTAL MAX. LOT COVERAGE	45% - VACANT	MIN. BUILDING COVERAGE	70% - 41.4%
MAX. BUILDING HEIGHT	35 FT - VACANT	MAX. BUILDING HEIGHT	35 FT - C or =
<b>PARKING SETBACKS:</b>			
MIN. SETBACK FROM R/W	25 FT - VACANT	MIN. SETBACK FROM R/W	10 FT - N/A
MIN. SIDE YARD	10 FT - VACANT	MIN. SIDE YARD	0 FT - N/A
MIN. REAR YARD	10 FT - VACANT	ADJACENT TO R-1 RESIDENTIAL	25 FT - N/A
		MIN. REAR YARD	0 FT - N/A
		ADJACENT TO R-1 RESIDENTIAL	25 FT - N/A

**FLOOD INFORMATION:**  
 The property shown herein is situated in Zone B (Special Flood Hazard Area) as indicated on Map No. 201902211-C of the Flood Insurance Rate Map for Major County, Ohio and surrounding areas, and therefore, is not within a flood hazard area. Its location is shown on the attached site plan.

INDEX NO.	SHEET	
<b>Zoning Map Request</b> 600 S. Buckeye Street Wooster, Ohio		
DATE	SCALE	BY
NO. 20-250	AS SHOWN	2011

**W.A. UNDERWOOD ADDITION #2**

BEING A REPLATTING AND RENUMBERING OF LOTS 1944 & 1945 IN W.A. UNDERWOOD ADDITION AS RECORDED IN VOLUME 2; PAGE 59 OF THE WAYNE COUNTY PLAT RECORDS, SITUATED IN THE CITY OF WOOSTER, T-15N ; R-13W, WAYNE COUNTY OHIO



LOCATION MAP

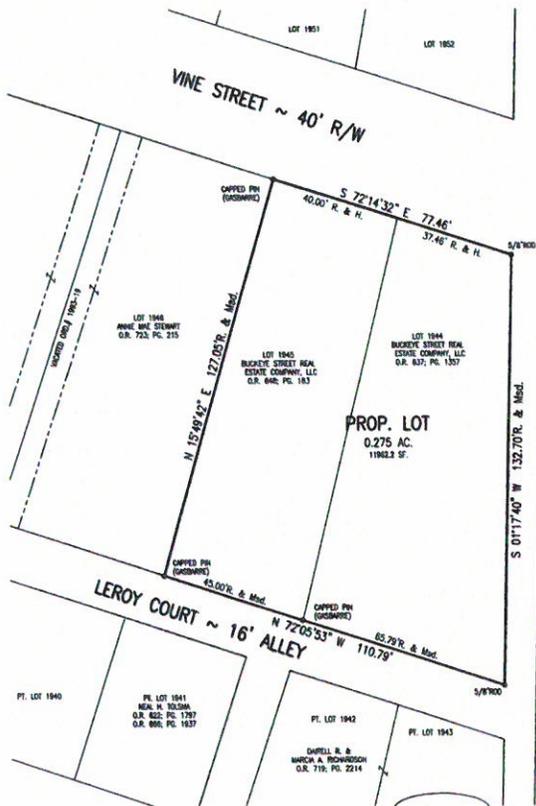


- I.P. OR PIPE FOUND
- ⊕ COTTON OR SPWHE SET
- 5/8" REBAR SET WITH I.D. CAP MARKED S&L INC.

- R. = RECORD
- Md. = MEASURED
- H. = HELD

REFERENCE SURVEY:  
 '84-257  
 '00-458  
 '77-708  
 '87-452  
 '87-644

BASIS OF BEARING:  
 The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM



NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES.

Know all men by these presents that We the undersigned Owners of the land shown on this plat have caused the same to be surveyed and plotted as shown and do hereby acknowledge the same to be our own free act and deed. All development plans or site specific permanent stormwater control measures shall be the responsibility of the owners pertaining to general upkeep, routine and non-routine maintenance, performing required inspections and annual reporting requirements.

Witness our hands this \_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNERS: BUCKEYE STREET REAL ESTATE COMPANY, LLC

Sign: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF OHIO SS:  
 COUNTY OF WAYNE

Before me, a Notary Public, in and for said county and state, personally appeared the above named Owners, who acknowledged that they did sign the foregoing plat and that the same was their own free act and deed.

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

(Sign) \_\_\_\_\_  
 Notary Public: \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
 (Print)

Approved: \_\_\_\_\_  
 this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved: \_\_\_\_\_  
 this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved for Recording: \_\_\_\_\_  
 this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Transferred: \_\_\_\_\_  
 this \_\_\_ day of \_\_\_\_\_, 20\_\_.

(Sign) \_\_\_\_\_  
 Wayne County Auditor's Office  
 (Print)

Filed for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER

DATE \_\_\_\_\_ AT \_\_\_\_\_

INSTRUMENT # \_\_\_\_\_

PLAT VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$ \_\_\_\_\_

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are set to express angles only, iron pins or monuments were found or used as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: Mark E. Purdy, P.S. #7307 Date \_\_\_\_\_



**SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.**  
 Consulting Engineers & Surveyors  
 3477 Columbus Parkway, Suite C  
 Wooster, Ohio 44691  
 TEL (330) 345-6277 FAX (330) 345-6725 EMAIL sjl@shaj.com

DATE	11/25/19
SCALE	1" = 20'
DWG NO.	EW-2620
JOB NO.	EW-2620
SHEET	1 OF 1

<b>Owner Name</b>	<b>Address</b>	<b>City</b>
MARKEL JAMES A	620 SPRUCE ST	WOOSTER OH 44691
MERILLAT DEBRA J	2607 TIMOTHY PL	WOOSTER OH 44691
MILLER DIANE S	263 W MILLTOWN RD	WOOSTER OH 44691
R & G REAL ESTATE COMPANY INC	PO BOX 58	WOOSTER OH 44691
RENIHAN NICK AKA BURTON E RENIHAN	2125 CHRISTMAS RUN BLVD	WOOSTER OH 44691
RICHARDSON DAIRELL R	157 LEROY CT	WOOSTER OH 44691
STATE OF OHIO DEPT OF HIGHWAYS	906 N CLARK ST	ASHLAND OH 44805
STEWART ANNIE MAE	139 E VINE ST	WOOSTER OH 44691
TIRELESS LIMITED PARTNERSHIP	1257 COX AVE	ERLANGER KY 41018
TOLSMA NEAL H	149 LEROY CT	WOOSTER OH 44691

**PC-19-04 Property Owners List 2-12-19**



## CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

February 12, 2019

### DAILY RECORD

PLEASE PUBLISH February 17, 2019

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The City of Wooster Planning Commission will hold their Regular Meeting at 5:30 pm on Wednesday, February 27<sup>th</sup>, 2019. The meeting will be held at City Hall, 1<sup>st</sup> floor Council Chambers, 538 North Market Street, Wooster, Ohio. At the meeting, the Commission will hold a public hearing for the following application:

PC-19-04. Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial).

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the applications. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact Andrew Dutton, Planning and Zoning Manager, at [adutton@woosteroh.com](mailto:adutton@woosteroh.com), (330) 263-5238 or 538 North Market Street, Wooster, Ohio.



## **CITY OF WOOSTER**

*Planning and Zoning Division*

538 North Market Street Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

February 12, 2019

Dear Property Owner,

You are receiving this notice because you are an owner of property within 200 ft. of an application that has been submitted to The City of Wooster Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding the subject application, as described below. The meeting will take place at City Hall, 1<sup>st</sup> floor Council Chambers, 538 North Market Street and will begin at 5:30 pm on Wednesday, February 27<sup>th</sup>, 2019.

PC-19-04. Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial).

All interested parties are welcome to attend and will be given the opportunity to address the Board during the public hearing portion of the meeting and submit evidence and written comments with respect to the application. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting.

For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact:

Andrew Dutton  
Planning and Zoning Manager  
538 North Market Street, Wooster, Ohio  
adutton@woosteroh.com  
(330) 263-5238

ORDINANCE NO. 2019-09

AN ORDINANCE TO APPROVE AND ADOPT CURRENT  
REPLACEMENT PAGES TO THE CODIFIED  
ORDINANCES AND DECLARING AN EMERGENCY

WHEREAS, various ordinances of a general and permanent nature have been passed which should be included in the Codified Ordinances, and

WHEREAS, certain traffic and misdemeanor provisions should be revised to comply with current State law; and

WHEREAS, the codification of such ordinances, together with the new matter to be adopted, the matters to be amended and those to be repealed are before the Council;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Wooster, Ohio:

SECTION 1. That the ordinances of the City of Wooster, Ohio, of a general and permanent nature, as revised, recodified, rearranged and consolidated into component codes, titles, chapters and sections within the 2018 Replacement Pages to the Codified Ordinances are hereby approved and adopted.

SECTION 2. That the following sections are hereby amended, enacted or repealed as respectively indicated in order to comply with current State law:

Traffic Code

- 301.53 Waste Collection Vehicle. (Added)
- 303.06 Freeway Use Restricted. (Amended)
- 303.991 Committing an Offense While Distracted Penalty. (Added)
- 313.01 Obedience to Traffic Control Devices. (Amended)
- 313.09 Driver's Duties Upon Approaching Ambiguous Traffic Signal. (Amended)
- 331.01 Driving Upon Right Side of Roadway; Exceptions. (Amended)
- 331.02 Passing to Right When Proceeding in Opposite Directions. (Amended)
- 331.03 Overtaking, Passing to Left; Driver's Duties. (Amended)
- 331.04 Overtaking and Passing Upon Right. (Amended)
- 331.05 Overtaking, Passing to Left of Center. (Amended)
- 331.06 Additional Restrictions on Driving upon Left Side of Roadway. (Amended)
- 331.07 Hazardous or No Passing Zones. (Amended)
- 331.08 Driving in Marked Lanes or Continuous Lines of Traffic. (Amended)
- 331.09 Following Too Closely. (Amended)
- 331.10 Turning at Intersections. (Amended)
- 331.12 "U" Turns Restricted. (Amended)
- 331.13 Starting and Backing Vehicles. (Amended)
- 331.14 Signals Before Changing Course, Turning or Stopping. (Amended)

Traffic Code (Cont.)

- 331.15 Hand and Arm Signals. (Amended)
- 331.16 Right of Way at Intersections. (Amended)
- 331.17 Right of Way When Turning Left. (Amended)
- 331.18 Operation of Vehicle at Yield Signs. (Amended)
- 331.19 Operation of Vehicle at Stop Signs. (Amended)
- 331.20 Emergency or Public Safety Vehicles at Stop Signals or Signs. (Amended)
- 331.22 Driving Onto Roadway From Place Other Than Roadway: Duty to Yield. (Amended)
- 331.23 Driving Onto Roadway From Place Other Than Roadway: Stopping at Sidewalk. (Amended)
- 331.24 Right of Way of Funeral Procession. (Amended)
- 331.26 Driving Upon Street Posted as Closed for Repair. (Amended)
- 331.27 Following and Parking Near Emergency or Safety Vehicles. (Amended)
- 331.28 Driving Over Fire Hose. (Amended)
- 331.29 Driving Through Safety Zone. (Amended)
- 331.30 One-Way Streets and Rotary Traffic Islands. (Amended)
- 331.31 Driving Upon Divided Roadways. (Amended)
- 331.33 Obstructing Intersection, Crosswalk or Grade Crossing. (Amended)
- 331.37 Driving Upon Sidewalks, Street Lawns or Curbs. (Amended)
- 331.40 Stopping at Grade Crossing. (Amended)
- 333.03 Maximum Speed Limits. (Amended)
- 333.031 Approaching a Public Safety Vehicle. (Amended)
- 333.04 Stopping Vehicle. (Amended)
- 333.05 Speed Limitations Over Bridges. (Amended)
- 337.16 Number of Lights. (Amended)
- 351.07 Unattended Vehicles: Duties. (Amended)
- 371.01 Right of Way in Crosswalk. (Amended)
- 371.02 Right of Way of Blind Person. (Amended)
- 371.07 Right of Way on Sidewalk. (Amended)
- 373.03 Attaching Bicycle or Sled to Vehicle. (Amended)
- 373.04 Riding Bicycles and Motorcycles Abreast. (Amended)
- 373.07 Riding Bicycle on Right Side. (Amended)
- 373.21 Paths Exclusively for Bicycles. (Amended)

General Offenses Code

- 501.01 General Definitions. (Amended)

SECTION 3. The complete text of the sections of the Codified Ordinances listed above are set forth in full in the current replacement pages to the Codified Ordinances which are hereby attached to this ordinance as Exhibit A. As provided in Section 2.19 of the Charter, notice of the proposed revision of the Codified Ordinances shall be published one time in a newspaper of general circulation in the City at least seven days prior to its final approval and no other publication thereof shall be required.





## Request for Agenda Item

**Authorization for Bid**



**Purchase Capital Item**



**Non-Capital**



<b>Division:</b> Engineering	<b>Meeting Date Requested</b> April 1, 2019
<b>Project Name</b> 2019 Sanitary Sewer Rehabilitation Project	<b>Estimated Total Funds/Costs</b> \$200,000 (Sanitary Sewer Fund)
<b>Is Full Amount Budgeted?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
<b>If No, How is the Purchase to be Funded?</b>	
<b>Description of Request</b> This is a request to advertise for bids and to enter into a contract with the lowest and best bidder for sanitary sewer system rehabilitation work throughout the City. This project will include sanitary sewer lining, manhole repair and pipe repairs. The purpose of this project is to limit the amount of infiltration of ground water into the system and to help reduce maintenance costs.	
<b>Justification / Benefits</b> This project is being requested in order to repair old sewers that require constant maintenance and cleaning to remove blockages due to broken pipes, bad joint and poor flow lines and to help limit the amount of infiltration into the system.	
<b>Will this Project affect the City's Operating Costs</b> This project should reduce the City's operating budget by reducing maintenance costs.	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b> The alternative is to do nothing and continue to perform maintenance and risk sewer back-ups.	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to bid this project as early as possible.	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting:</b> Roger Kobilarcsik	<b>Date:</b> March 27, 2019
<b>Approved for Agenda</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	

## RESOLUTION 2019-26

### A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT TO PARTICIPATE IN THE ODOT COOPERATIVE PURCHASING PROGRAM, AND DECLARING AN EMERGENCY

**WHEREAS**, the City of Wooster (referred to as the “Political Subdivision”) submits this written agreement to participate in the Ohio Department of Transportation’s (ODOT) annual winter road salt bid in accordance with Ohio Revised Code 5513.01(B) and agrees to all of the following terms and conditions in its participation of the ODOT winter road salt contract:

- a. The Political Subdivision agrees to be bound by all terms and conditions established by ODOT in the winter road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision acknowledges that upon the Director of ODOT’s signing of the winter road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT winter road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision’s participation in the winter road salt contract; and
- d. The Political Subdivision requests through this participation agreement a total of 4,000 tons of Sodium Chloride (Road Salt) in 2020, in order to maintain sufficient reserves depleted throughout the winter season, of which the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision agrees to purchase a minimum of 90% of its above-requested salt quantities from its awarded salt supplier during the contract’s effective period; and
- f. The Political Subdivision agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT winter salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement, it will do so by written, emailed request by no later than Friday, April 19, 2019, by 12:00 p.m. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: [Contracts.Purchasing@dot.ohio.gov](mailto:Contracts.Purchasing@dot.ohio.gov) by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision’s participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision’s participation agreement and/or a Political Subdivision’s request to rescind its participation agreement.



Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division <b>PPM</b>	Meeting Date Requested <b>4/1/2019</b>
Project Name <b>ODOT Winter Salt Contract</b>	Estimated Total Funds/Costs <b>\$280,000.00</b>
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? This purchase will in to budgeted in FY2020	
<p><b>Description of Request</b> The PPM Division anticipates the need to purchase approximately 4000 ton of salt in 2020 to maintain sufficient reserves depleted throughout the winter season. The funding for the salt to be purchased in 2020 is not funded, but will be requested in the 2020 Budget.</p> <p>The reason this request is coming to Council in such short notice is because the City just recently was notified by ODOT that the City could join them in the Winter Fill Salt Contract (018-20).</p>	
<p><b>Justification / Benefits</b> In an unstable salt market it is difficult to predict and budget from year to year what the price of salt will be. So, partnering with the Ohio Department of Transportation (ODOT) will allow the City to purchase a total of 4000 ton of salt and minimize the risk of paying higher prices. The bidding process that ODOT uses keeps the salt vendors prices very competitive.</p>	
Will this Project affect the City's Operating Costs Yes, in FY2020	
<p><b>What Alternatives Exist and what are the Implications of the Alternatives</b>  Purchase in the open market – Risk of paying more for salt</p>	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Council will need to suspend the rules and pass this resolution in its final reading because of time constraints. The ODOT contract agreement for the Winter Fill Contract needs to be submitted by April 19, 2019.	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
Manager Requesting: <b>Curt Denning</b>	Date: <b>3/27/2019</b>