

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

February 7, 2019

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF MINUTES

Ken Suchan made a motion to approve January 3, 2019, regular meeting minutes. Stewart Fitz Gibbon seconded the motion. The motion passed, 4-0.

III. PUBLIC HEARINGS

Application #BZA-19-01.

Christian Barbera requested an area variance from Planning and Zoning Code Table 1115-1 to allow a building within the minimum front yard setback, Section 1113.01(e)(15) to allow a patio within the minimum front yard setback, Section 1119.03 to allow a structure without the required architectural features, Section 1123.04(b) to allow fewer street trees than required, and Table 1123-2 to allow fewer frontage trees than required on Lucca Street with Parcel Number 65-00321.000 in an R-T (Traditional Residential) District.

Mr. Barbera requested that the Board table the application to next month's meeting.

Stewart Fitz Gibbon made a motion to table application BZA-19-01 until the Board's March meeting. Doug MacMillan seconded the motion.

Ken Suchan voted yes.

Stewart Fitz Gibbon voted yes.

Doug MacMillan voted yes.

Lukas Gaffey voted yes.

The motion to table passed unanimously, 4-0.

Application #BZA-19-03.

Randal Blashak requesting an area variance from Planning and Zoning Code Section 1113.01(e)(12)(A.) and (E.) to allow outdoor display and sales within interior drives and the front yard at 3883 Burbank Road in a C-3 (General Commercial) District.

Randal Blashak, 3550 Lindsay Road, Mansfield, stated that the area would be for the sale of mulch, soil, decorative stone, sand, shrubs, and bushes and would take up about 50 or 60 parking spots. Mr. Blashak explained that the display would be set up from March 15 and end no later than July 4. Mr. Blashak continued that the side yard could not be used for the display due to the location of the building.

The Board discussed the size of the proposed outdoor display and sales area. Mr. Blashak stated that 7,500 sq. ft. would be used for the display and there would not be a greenhouse.

Mr. Gaffey 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.

Doug MacMillan made a motion to approve application BZA-19-03, as presented. Stewart Fitz Gibbon seconded the motion.

Ken Suchan voted yes and stated that the approval was for 7,500 sq. ft of use.

Doug MacMillan voted yes.

Stewart Fitz Gibbon voted yes and stated that given the circumstances it was a reasonable request to meet their business needs.

Lukas Gaffey voted yes and stated that it was a continuation of what had been in place for the last several years and nothing was changing or expanding.

The motion passed unanimously, 4-0.

Application #BZA-19-04.

David Knapp requesting an area variance from Planning and Zoning Code Section 1109.03(f)(7)(D)(ii.) to allow an ambulance service use within the required setback from a residential lot and Section 1123.06 to allow a nonresidential use without buffering or screening at 433 East Highland Avenue an R-1 (Suburban Single-Family Residential) District.

Doug Drushal, 225 North Market Street, stated that the Planning Commission had approved the use as a Conditional Use for the location. Mr. Drushal explained that a use variance was not needed for the subject application. Mr. Drushal continued that there would not be any changes to the exterior of the building or the site. He stated that the setback issue was unavoidable due to the building's location, which was constructed in 1961.

Mr. Drushal stated that most of the traffic from the ambulance service would be non-emergency. He explained that lights and sirens would occasionally run for emergency service calls, though only when entering a traffic light intersection.

David Knapp, 3194 Evergreen Drive, stated that he talked to the neighbors and they signed a petition to in support of the ambulance service. Mr. Knapp stated that the neighbors did not want exterior changes to the property, including buffering or screening.

John Glass, 1512 Avalon Avenue, Canton, stated that he was the Director of Operations for Stark Summit Ambulance and American EMS. Mr. Glass explained that the business had a lot of non-emergency transportation. He continued that they would respect the neighborhood and would not operate the lights and sirens until absolutely necessary.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application.

Sheryl Tankred, 443 E. Highland Avenue, stated that her driveway was adjacent to the entrance of the property and she did not want a fence that would block the driveway.

Carroll Koval, 421 E. Highland Avenue, stated that she loved when the fire station was next door. She indicated that she did not want a fence between her property and the ambulance service.

Stewart Fitz Gibbon made a motion to approve application BZA-19-04, as presented. Doug MacMillan seconded the motion.

Stewart Fitz Gibbon voted yes and stated that the approval from the Planning Commission and the support of the neighborhood made the project a unique circumstance.

Ken Suchan voted yes.

Doug MacMillan voted yes and stated that he traveled by the property and it had been cleaned up on the outside.

Lukas Gaffey voted yes and stated that he felt the Board could make an exception for buffering in this particular case.

The motion passed unanimously, 4-0.

IV. BOARD OF BUILDING AND ZONING APPEALS DRAFT BYLAWS

Andrew Dutton stated that each member had a draft of the bylaws for the Board of Building and Zoning Appeals. Mr. Dutton explained that the bylaws were a basic set of rules and procedures for each board. Mr. Dutton continued that the highlighted areas were particular to the BZA and stated that there were a couple of changes that needed to be made to the document. Mr. Dutton noted that he would like to adopt the bylaws next month, pending comments from the Board.

V. ADJOURNMENT

Doug MacMillan made a motion to adjourn. Stewart Fitz Gibbon seconded the motion. The motion passed unanimously, 4-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant