

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

May 22, 2019

I. MEETING CALLED TO ORDER AND ROLL CALL

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

Mike Steiner made a motion to appoint Grant Mason as temporary Chair of the Planning Commission for the May 22, 2019 meeting. Mark Weaver seconded the motion. The motion carried unanimously, 5-0.

II. APPROVAL OF THE MINUTES

Mike Steiner moved to approve the minutes of April 24, 2019 meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously, 5-0.

III. APPLICATIONS

PC-19-08.

Robert Papotto requested Preliminary Development Plan approval for a phased commercial development at the northeast corner of Burbank Road and Smithville Western Road with parcel number 67-02990.000 in a C-3 (General Commercial) District.

Majeed Makhlouf of Berns, Ockner and Greenberger, 3733 Park East Drive, Beechwood, Ohio, stated that he was present when the property was rezoned in October and wanted to present the development team.

Mark Belmont of CESO, 175 Montrose West Ave, Akron, OH, stated that the proposal was for the development of 53 acres at the intersection of Smithville Western Road and State Route 83, north of Grace Church. Mr. Belmont explained that the proposal included splitting the property into 5 parcels. Mr. Belmont continued that the planned uses for the site would be a Menards, Meijer, future retail building, Meijer gas station, and a lot for retail use not yet determined. Mr. Belmont stated that a traffic study was being revised based on comments and continued to be evaluated by city staff. Mr. Belmont explained options for sanitary sewer service, one of which was to tie into the pump station to the rear of Walmart and a second was a connection through the Grace Church property.

Chuck Armbruster asked if the developer had an idea of what the fifth lot would be. Mr. Belmont answered that the lot could be anything that was allowable by the Planning and Zoning Code, but would preferably be a restaurant. Mr. Armbruster noted that a right-in/right-out access point was shown. He continued that, in his experience, right-in/right-out did not always function as planned.

Mr. Armbruster asked what the hours of operation would be for Menards and Meijer. Mr. Belmont answered that he did not know at this time.

Mark Weaver stated that the application was for a preliminary development plan, which establishes certain general conditions. He noted the Commission would have a chance to revisit a number of concerns, such as hours of operation, with final development plan review.

Mike Steiner made a motion to approve the application as presented with the following conditions:

1. Safe and efficient pedestrian circulation shall be provided adjacent to all public roads and internally within the development.
2. Final Development Plan applications shall be submitted in compliance with requirements for the location of outdoor storage and bulk sales, the location of accessory structures, location of large waste receptacles, minimum off-street parking, parking setbacks, interior parking lot landscaping, and architectural requirements or a variance shall be approved by the Board of Building and Zoning Appeals.

Mark Weaver seconded the motion. The motion carried unanimously, 5-0.

PC-19-09.

Carmen Alwine requested Conditional Use approval for a salon use at 290 East Milltown Road in a C-1 (Office/Institutional) District.

Carmen Alwine, 290 East Milltown Road, stated that the tenant space was previously used as a salon before she started renting the space. Ms. Alwine indicated that she was starting microblading at the site, which required Health Department approval. Ms. Alwine explained that she was not previously aware that space was zoned C-1, an office/institutional district. Ms. Alwine continued that the proposal was to officially allow the salon use in the tenant space.

Mr. Mason opened the public hearing and 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 made a motion to approve the application as presented. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

PC-19-10.

Kelly Silva requested revisions to previously approved Final Development Plan parking conditions at 50 Riffel Road in a C-2 (Community Commercial) District.

Christian Silva, 6354 Rice Hill Road, Burbank, OH, stated that the Greystone Event Center had a previously approved parking plan. Mr. Silva explained that an extension was needed due to the reservations scheduled from June to December. Mr. Silva continued that Certified Angus Beef submitted a letter of approval to allow the use of their parking and two properties he owned on Burbank Road were also available for parking.

Mark Weaver made a motion to approve the application as presented with the following conditions:

1. Approval Condition #5 of Development Plans PC-18-15 and PC-18-21 shall be revised to read as follows:
All indicated deferred parking and associated landscaping, lighting, stormwater structures, and other required items shall be constructed on the proposed 7.3 acre conference center site no later than ***December 15, 2019***. Prior to the construction of the deferred parking spaces, the conference center shall only be occupied:
 - a. When all existing spaces on the current 9.2 acre property are available for conference center parking or
 - b. When no less than 303 onsite and offsite parking spaces are available for guests and employees, as proposed.
2. All other plans, documents and approval conditions of PC-18-15 and PC-18-21 shall remain unchanged and in full effect.

Mike Weaver seconded the motion. The motion carried unanimously, 5-0.

PC-19-11.

William Anfang requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign zoning of I-2 (General Industrial) to 1699 Old Mansfield Road upon annexation into the City of Wooster.

William Anfang, 434 North Market Street, stated that the proposal was a continuation of the annexation process of 20 acres on the southwest side of Wooster. Mr. Anfang explained that the property was located in an industrial area to be added in the city. Mr. Anfang continued that the area designation was anticipated for industrial development.

Mr. Mason opened the public hearing and 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 noted the Staff's recommendation was based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and did not include the consideration of any specific use or plan for the site. He noted that it was staff's assessment that:

- The proposed zoning is consistent with the Comprehensive Plan and provides an opportunity for targeted economic development.
- The proposed zoning is compatible with the area and would not result in adverse effects.
- Impacts of development in the proposed zoning district would be sufficiently addressed by the Development Plan process.

Mike Steiner made a motion to recommend approval of the application as presented. Chuck Armbruster seconded the motion. The motion carried unanimously, 5-0.

PC-19-12.

John Long requested Preliminary Development Plan approval for an indoor commercial recreation and warehouse building and a parking lot expansion at 2370 Akron Road in an I-1 (Office/Limited Industrial) District.

Craig Sanders, 201 East Liberty Street, explained that the proposal was for a building with an indoor commercial recreation use and warehouse use. Mr. Sanders continued that an existing 17,084 sq. ft. building on the property was used for a combination of warehousing and office space for the Reed Warehouse and Rawhide Firehose Supply businesses. Mr. Sanders stated that the proposal was for a new 50,000 sq. ft. building located on the north side of the property. He explained that 80 parking spaces were proposed. Mr. Sanders continued that screening would comply with the recommendations provided by staff.

Mr. Sanders stated that the group he represented was operating a field sports training facility in the floodplain in the City and was interested in relocating to the proposed facility. Mr. Sanders explained that the current building was small and did not meet the needs of the group. He continued that 2/3rds of the building would be a soccer field for training and games. Mr. Sanders stated that soccer participants would be high school age and possibly college age. Mr. Sanders explained that the soccer facility would occupy 36,000 sq. ft. of the building and the rest of the building would be utilized as a warehouse.

Mr. Armbruster commented on challenges tractor-trailers may have with accessing the proposed building. He also noted the location of the accessible parking spaces and their somewhat difficult access to areas within the building. Mr. Sanders responded that the design was not ideal, but necessary due to the required building design.

Mark Weaver made a motion to approve the application as presented with the following conditions:

1. A Conditional Use shall be approved by the Planning Commission for a Recreation Facility.
2. The Final Development Plan application shall be submitted in compliance with requirements for minimum off-street parking, parking and drive surface materials, screening, and landscaping or variance shall be approved by the Board of Building and Zoning Appeals.

Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

IV. ADJOURNMENT

Mark Weaver made a motion to adjourn the meeting. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

Grant Mason, Temporary Commission Chairman

Carla Jessie, Administrative Assistant