

**CITY COUNCIL AGENDA
December 16, 2019
7:30p.m.**

The meeting convenes at City Hall, in Council Chambers, 1st 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**
 - Liquor Control – Permit Request D5
 - Greystone Event Center
 - 50 Riffel Road
 - Wooster, Ohio 44691
- V. COMMITTEE REPORTS; PUBLIC HEARINGS**
 - Finance Committee
 - Public Hearing for Rezoning on W. Henry Street
- VI. EXECUTIVE SESSION – ORC 121.22(G)(2)**
 - Purchase of property
- VII. UNFINISHED BUSINESS**
 - 1. Third Reading – ORDINANCE NO. 2019-22
AN ORDINANCE APPROPRIATING FROM VARIOUS FUNDS TO INDIVIDUAL ACCOUNTS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF WOOSTER FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020, AND DECLARING AN EMERGENCY (Ansel)
- VIII. NEW BUSINESS**
 - 1. First Reading – ORDINANCE NO. 2019-28
AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO I-2 (GENERAL INDUSTRIAL), FOR PROPERTY LOCATED ON WEST HENRY STREET (Sanders)
- IX. MISCELLANEOUS**
- X. ADJOURNMENT**

ORDINANCE NO. 2019-22

AN ORDINANCE APPROPRIATING FROM VARIOUS FUNDS TO INDIVIDUAL ACCOUNTS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF WOOSTER FOR THE FISCAL YEAR ENDING DECEMBER 31, 2020, AND DECLARING AN EMERGENCY

WHEREAS, the Charter of the City of Wooster provides, at §6.04, that no later than the second regular meeting of November, the Mayor will prepare and present to the City Council for adoption an annual Appropriation Ordinance providing for the expenses of the municipal government for the coming fiscal year.

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

SECTION 1. That to provide for the current expenses and other expenditures of the City of Wooster for the Fiscal Year ending December 31, 2020, the following appropriations (detailed copy attached hereto) are hereby authorized.

SECTION 2. The budget approved by Council and the appropriation of funds to implement the budget represent the estimated expenditures needed to administer programs approved for the coming fiscal year. The budget is a work plan of the estimate of future needs for a given program as determined by Council when the budget is adopted.

In adopting the budget, Council recognizes that conditions may change during the fiscal year that may call for staff reductions or increases depending upon the facts in each instance.

In recognition of this fluid, constantly changing condition, the Mayor shall review requests for additional positions and for filling vacant positions within the limitations of the budget. After making a study of each request, he shall have the authority to approve, disallow or postpone such requests for additional personnel. In addition, he shall be responsible for resolving questions related to the staffing pattern of each department and division as determined by Council action on the annual budget.

Personnel requests in excess of the annual budget shall be studied and recommendations developed for the consideration of Council.

The Mayor shall be responsible for ascertaining that personnel requirements do not exceed those included or implied in the budget and/or Appropriation Ordinances.

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 is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for

the further reason that prompt action is necessary in order to commence and complete the various projects at the earliest possible time for the convenience and enjoyment of the general public; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 11-18-19 2nd reading 12-2-19 3rd reading _____

Passed: _____, 2019 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2019 _____
Mayor

Introduced by: Jon Ansel

ORDINANCE NO. 2019-28

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE
CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO,
TO RE-ZONE LAND TO I-2 (GENERAL INDUSTRIAL), FOR
PROPERTY LOCATED ON WEST HENRY STREET

WHEREAS, an application has been duly filed by John Long with the Planning Commission of the City of Wooster requesting the re-zoning of 15 properties, with the following parcel numbers, 64-00161.000, 64-00162.000, 64-00558.000, 64-00559.000, 64-00839.000, 64-00948.000, 64-00949.000, 64-01217.000, 64-01218.000, 64-01261.000, 64-01262.000, 64-01411.000, 64-02051.000, 64-02052.000, and 64-02172.000, composed of 1.882 acres on the south side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General Industrial); and

WHEREAS, at its November 20, 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 an R-T (Traditional Residential) to I-2 (General 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, 15 properties composed of 1.882 acres on the south side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General Industrial) as it 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

Request for Agenda Item

Authorization for Bid

☐

Purchase Capital Item

☐

Non-Capital

☒

Division Planning and Zoning	Meeting Date Requested 12/16/19
Project Name West Henry Street Rezoning	Estimated Total Funds/Costs NA
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request John Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 15 properties composed of 1.882 acres on the South Side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General Industrial) The Planning Commission held a public hearing on the application on 10/23/19 and voted unanimously (5-0) at the 11/20/19 meeting to recommend approval of the rezoning application to City Council. The application will also require a public hearing before City Council.	
Justification / Benefits As found by both Planning and Zoning Division Staff and the Planning Commission, the proposed zoning classification is compatible with the area and direct impacts of future development will be sufficiently addressed by the Development Plan process. In addition, the proposed zoning is consistent with the Comprehensive Plan and provides an opportunity for targeted economic development in an area that has seen the removal of many residential structures which were in poor condition.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives If the current zoning is left unchanged, the properties could be utilized as permitted in the R-T zoning district, which predominantly allows single-family residential uses.	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Andrew Dutton	Date: 11/21/19
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	



**PLANNING COMMISSION
APPLICATION INFORMATION SHEET**

Application Number

PC-19-21

Scheduled Meeting Date

10-23-2019

Application Type

Zoning Amendment - Map

Property Location

346 W HENRY ST

Property Information

Acreage: 0.14

Zoning: R-T

Property Owners

Bogner Construction Company and Mulberry Equipment Company

Applicant

John Long

Applicant's Project Description

Change Parcels from R-T to I-2 Zoning

Agenda Text

John Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 15 properties composed of 1.882 acres on the South Side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General Industrial)



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

November 21, 2019

Dear John Long,

At the 11-20-2019 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-19-21, John Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 15 properties composed of 1.882 acres on the South Side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General 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 if you have any questions or need any further information.

Sincerely,

Andrew Dutton
Planning and Zoning Manager



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

October 24, 2019

Dear John Long,

At the 10-23-2019 meeting of the City of Wooster Planning Commission, a motion was made and carried to table application PC-19-21, John Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 15 properties composed of 1.882 acres on the South Side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General Industrial), to the next Planning Commission meeting on 11-20-2019, 5:30 pm at City Hall (538 North Market Street).

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Dutton'.

Andrew Dutton
Planning and Zoning Manager

PC-19-21
West Henry Street Rezoning

Property Owners: Bogner Construction Company and Mulberry Equipment Company

Applicant: John Long

Location: South Side of West Henry Street with the following Parcel Numbers:
64-00161.000, 64-00162.000, 64-00558.000, 64-00559.000, 64-00839.000,
64-00948.000, 64-00949.000, 64-01217.000, 64-01218.000, 64-01261.000,
64-01262.000, 64-01411.000, 64-02051.000, 64-02052.000, and 64-02172.000

Existing Zoning: R-T (Traditional Residential)

Proposed Zoning: I-2 (General Industrial)

Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from R-T (Traditional Residential) to I-2 (General Industrial)

LOCATION AND SURROUNDING USES

The subject site consists of 15 properties encompassing 1.882 acres located on the South Side of West Henry Street between Grant Street and the railroad tracks. Adjacent properties include the following uses and zoning:

- North – Commercial & Vacant Industrial (I-2)
- East – Single-Family Residential (R-T)
- South – Industrial (I-2)
- West – Industrial (I-2)



PROPOSED APPLICATION/BACKGROUND

The applicant's request is to change the zoning of the subject properties from R-T (Traditional Residential) to I-2 (General Industrial). The subject properties previously contained a number of single-family homes that have been demolished in recent years. Currently, the lots are predominantly vacant and contain one single-family home and two outbuildings. No plans have been submitted at this time for development of the site.

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-2 District is established as follows, per Section 1107.05(f)(6)(B.):

The purpose of the I-2 General Industrial District is to provide for industrial and other uses that by virtue of their external effects, noise, glare, fumes, smoke, dust, odors, truck and/or rail traffic, should be isolated from residential and commercial uses. These uses perform essential functions for the City, including employment, and should be provided for in areas that are best suited for industrial development by reason of location, utilities and transportation systems.

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 district:

R-T & I-2 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-2
Agricultural Uses		
Agriculture (Raising of Crops)	P	P
Agriculture (Livestock)	X	X
Community Gardens	PS	PS
Greenhouses and Nurseries	X	P
Residential Uses		
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

R-T & I-2 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-2
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
Commercial and Offices Uses		
Adult Uses	X	C
Agriculture/Farm Supplies & Sales	X	P
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	X
Automotive Sales and Leasing	X	C

R-T & I-2 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-2
Automotive Service Station & Parts Sales	X	PS
Bars and Taverns	X	X
Bed and Breakfast Establishments	C	X
Business and Professional Offices	X	X
Business Service Establishments	X	P
Campgrounds	X	C
Financial Institutions	X	X
Funeral Homes and Mortuaries	X	X
Hotels or Motels	X	X
Kennels/Animal Boarding	X	C
Live/Work Units	X	X
Medical or Dental Clinics/Offices & 24-Hour Urgent Care	X	X
Medical Marijuana Dispensaries	X	X
Microbrewery, Microdistillery, or Microwinery	X	X
Mixed Use Building (with Residential Uses)	X	X
Mobile Home, Commercial Truck, & Recreational Vehicle Sales, Leasing, Service, or Storage	X	C
Parking Garages	X	X
Parking Lots (Principal Use)	X	C
Personal Service Establishments	X	X
Recreation Facilities	X	C
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	P
Industrial Uses		
Bulk Storage of Liquids or Grain	X	P
Contractor Offices	X	P
Crematorium	X	PS
Data Center	X	P
Machinery & Heavy Equipment Sales, Leasing, and Storage	X	C

R-T & I-2 PRINCIPALLY PERMITTED USES		
Use Type	R-T	I-2
Manufacturing and Production (Heavy or Outdoors)	X	C
Manufacturing and Production (Indoors)	X	P
Medical Marijuana Testing & Processing	X	P
Outdoor Storage and Bulk Sales	X	C
Printing and Publishing	X	P
Radio and Television Stations	X	P
Recycling Collection/Processing Fac.	X	C
Research and Development Facilities	X	P
Self-Storage Facilities	X	C
Soil and Mineral Extraction Activities	X	C
Warehouses	X	P
Wholesale Sales & Distribution Centers (Indoors)	X	P
Wholesale Sales & Distribution Centers (Outdoors)	X	P
Public and Institutional Uses		
Active Recreational Uses	C	P
Cemeteries	X	X
Colleges and Higher Educational Institutions	X	X
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	PS
Utility Facilities & Buildings	C	P
Wireless Telecommunication Facilities	See Section 1109.03(f)(10)	

Table 1115-4 includes development standards for the proposed I-2 zoning district:

TABLE 1115-4: SITE DEVELOPMENT STANDARDS FOR INDUSTRIAL AND SPECIAL ZONING DISTRICTS	
Minimum Lot Area	2 acres
Minimum Lot Width at the Building Line	200 ft.
Minimum Front Yard Building Setback [1]	40 ft.
Minimum Side/Rear Yard Building Setback - Nonresidential District	30 ft.
Minimum Side/Rear Yard Building Setback - Residential District	75 ft.
Maximum Lot Coverage by Buildings	50%
Maximum Building Height	60 ft.
[1] Additional setback requirements may also be required to accommodate landscaping and buffers as may be required by Chapter 1123: Landscaping and Buffering.	

COMPREHENSIVE PLAN (2014)

Chapter 3 - Land Use, Demographics and Housing

Action LU.7.1 - Extend the City boundary only when the expansion will result in new targeted economic growth, or serve to accomplish other goals and objectives of the Comprehensive Plan or other City policies. One of the clear themes from the public outreach conducted as part of this plan is to put a priority on infill and redevelopment before outward expansion of city boundaries. The City should put a priority on inward growth prior to outward growth to avoid sprawl development and place unnecessary stress on the existing infrastructure.

The proposed rezoning would result in a site suitable for small scale redevelopment capable of providing an opportunity to expand the city's industrial base. The site is located on the edge of an existing industrial area on three sides and has access to existing city infrastructure.

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.

PLANNING AND ZONING DIVISION STAFF RECOMMENDATION

Staff recommends approval of application PC-19-21 to change the zoning from R-T (Traditional Residential) to I-2 (General 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 is consistent with the Comprehensive Plan and provides an opportunity for targeted industrial redevelopment.
- There have been changing conditions in the area due to the demolition of residential structures resulting in a site suitable for industrial development.
- The proposed zoning is largely compatible with the surrounding area and will not result in adverse effects.
- 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

October 9, 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, 1st floor Council Chambers, 538 North Market Street and will begin at 5:30 pm on Wednesday, October 23rd, 2019.

PC-19-21. John Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 15 properties composed of 1.882 acres from R-T (Traditional Residential) to I-2 (General Industrial). The subject properties are located on the South Side of West Henry Street between Grant Street and the railroad tracks and include the following parcel numbers: 64-00161.000, 64-00162.000, 64-00558.000, 64-00559.000, 64-00839.000, 64-00948.000, 64-00949.000, 64-01217.000, 64-01218.000, 64-01261.000, 64-01262.000, 64-01411.000, 64-02051.000, 64-02052.000, and 64-02172.000.

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

Owner Name	Address	City
COMMUNITY CROSSROADS INC	104 SPINK ST	WOOSTER OH 44691
HYDE ANDREW C & JAYLA R S/T	303 S GRANT ST	WOOSTER OH 44691
II B HOLDINGS LLC	3472 TRIWAY LN	WOOSTER OH 44691
JRB OF WOOSTER II LLC	PO BOX 1852	WOOSTER OH 44691
LENSVELT GARY P	319 S GRANT ST	WOOSTER OH 44691
LLR DEVELOPMENT LLC	4175 W OLD LINCOLN WAY	WOOSTER OH 44691
LOWENSTERN BETH A	2973 CLEVELAND RD	WOOSTER OH 44691
MORITZ KATHLEEN ANN	315 S GRANT ST	WOOSTER OH 44691
TRUSTEES OF SECOND BAPTIST	245 S GRANT ST	WOOSTER OH 44691
WOOSTER EQUITY COMPANY INC	813 CLARK AVE	ASHLAND OH 44805

PC-19-21 Property Owners List 10-9-19



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

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

October 9, 2019

DAILY RECORD

PLEASE PUBLISH October 13, 2019

The City of Wooster Planning Commission will hold their Regular Meeting at 5:30 pm on Wednesday, October 23rd, 2019. The meeting will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio. At the meeting, the Commission will hold a public hearing for the following application:

PC-19-21. John Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 15 properties composed of 1.882 acres from R-T (Traditional Residential) to I-2 (General Industrial). The subject properties are located on the South Side of West Henry Street between Grant Street and the railroad tracks and include the following parcel numbers: 64-00161.000, 64-00162.000, 64-00558.000, 64-00559.000, 64-00839.000, 64-00948.000, 64-00949.000, 64-01217.000, 64-01218.000, 64-01261.000, 64-01262.000, 64-01411.000, 64-02051.000, 64-02052.000, and 64-02172.000.

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, (330) 263-5238 or 538 North Market Street, Wooster, Ohio.

EXISTING R-T ZONING

MIN. LOT AREA.....	4,350 SF.
MIN. LOT WIDTH AT B/L [1].....	40 FT.
MIN. LOT FRONTAGE FOR CUL-DE-SAC LOTS [1].....	40 FT.
MIN. FRONT YARD BUILDING SETBACK.....	20 FT.
MIN. SIDE YARD BUILDING SETBACK (EACH).....	5 FT.
MIN. SIDE YARD BUILDING SETBACK (TOTAL).....	10 FT.
MIN. REAR YARD BUILDING SETBACK.....	20 FT.
MAX. LOT COVERAGE BY BUILDINGS [2].....	35%
MAX. TOTAL LOT COVERAGE [2].....	45%
MAX. BUILDING HEIGHT.....	35 FT.

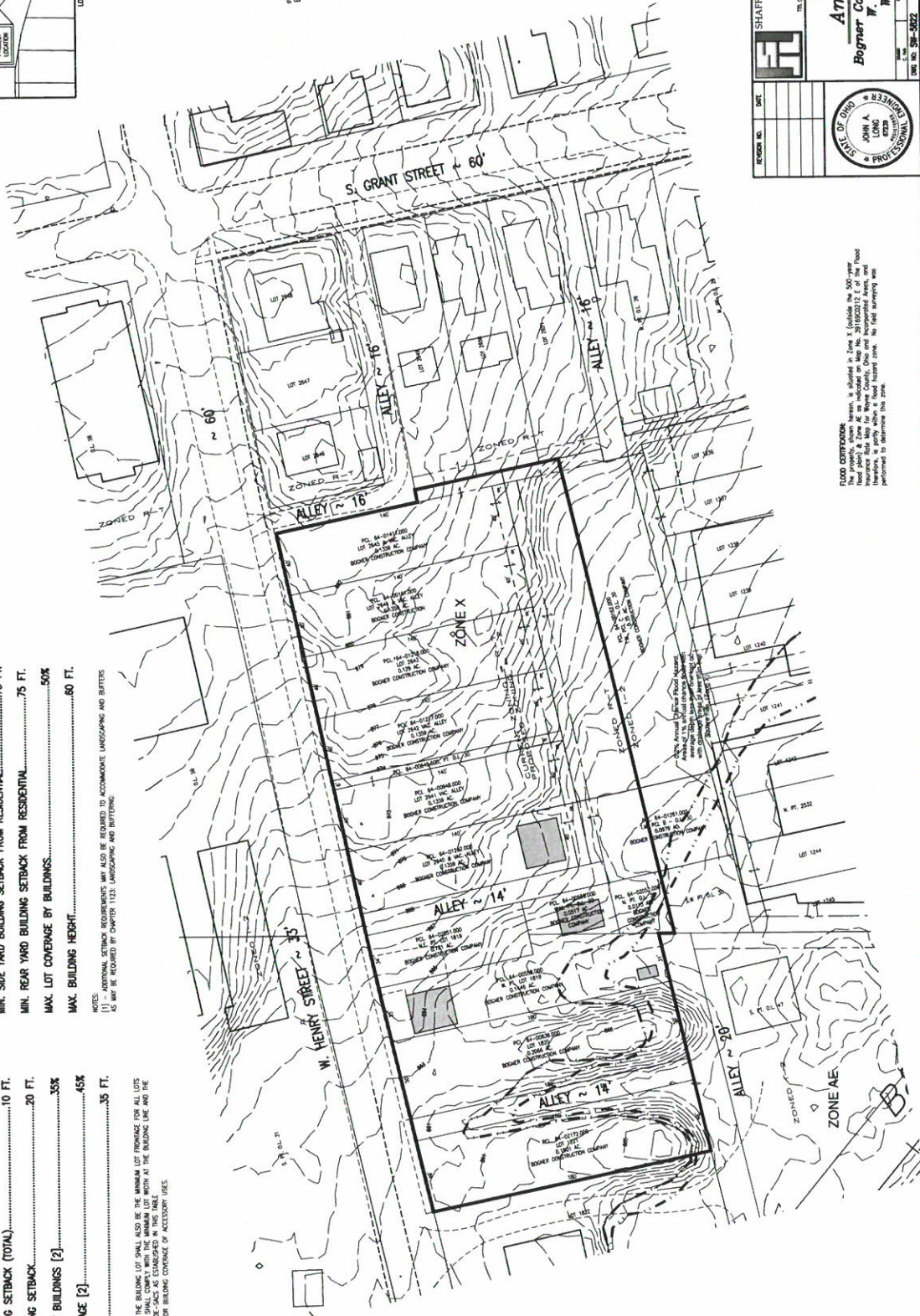
NOTES:
 [1] - MINIMUM LOT WIDTH AT THE BUILDING LOT CORNER ALSO BE THE MINIMUM LOT FRONTAGE FOR ALL LOTS EXCEPT CUL-DE-SAC LOTS, WHICH SHALL COMPLY WITH THE MINIMUM LOT WIDTH AT THE BUILDING LINE AND THE MINIMUM LOT FRONTAGE FOR CUL-DE-SACS AS ESTABLISHED IN THIS TABLE.
 [2] - SEE SECTION 1113.01(b) FOR BUILDING COVERAGE OF ACCESSORY USES.

PROPOSED I-2 ZONING

MIN. LOT AREA.....	2 AC.
MIN. LOT WIDTH AT B/L.....	200 FT.
MIN. FRONT YARD BUILDING SETBACK.....	40 FT.
MIN. SIDE YARD BUILDING SETBACK FROM NONRESIDENTIAL.....	30 FT.
MIN. REAR YARD BUILDING SETBACK FROM NONRESIDENTIAL.....	30 FT.
MIN. SIDE YARD BUILDING SETBACK FROM RESIDENTIAL.....	75 FT.
MIN. REAR YARD BUILDING SETBACK FROM RESIDENTIAL.....	75 FT.
MAX. LOT COVERAGE BY BUILDINGS.....	50%
MAX. BUILDING HEIGHT.....	60 FT.

NOTES:
 (1) - ADDITIONAL SETBACK REQUIREMENTS MAY ALSO BE REQUIRED TO ACCOMMODATE LANDSCAPING AND BATTERS AS MAY BE REQUIRED BY CHAPTER 112, LANDSCAPING AND BATTERS.

ZONING CHANGE
 1.882 AC.



FLOOD CERTIFICATION
 The property shown hereon is situated in Zone X (Flood Hazard Area) as shown on the Flood Insurance Risk Map for Wayne County, Ohio and incorporated herein, and the undersigned hereby certifies that the property is not in a flood hazard area and is not in a flood hazard area. No flood insurance was performed to determine this zone.

SHAFEE, JOHNSTON LICHENWALTER
 & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3917 University Avenue, Suite C
 Toledo, Ohio 43623
 TEL: (419) 244-4377 FAX: (419) 244-4371 EMAIL: jlw@shafee.com



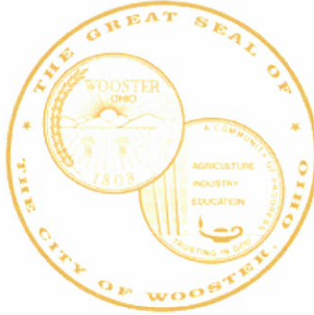
Zoning Amendment
 Bagner Construction Company
 7777 Henry Street
 Fostoria, Ohio

PROJECT NO.	2018-0022
DATE	10/1/2018
BY	JLW
CHECKED BY	JLW
SCALE	AS SHOWN
SHEET	1 OF 1



Owner Name	Address	City
COMMUNITY CROSSROADS INC	104 SPINK ST	WOOSTER OH 44691
HYDE ANDREW C & JAYLA R S/T	303 S GRANT ST	WOOSTER OH 44691
II B HOLDINGS LLC	3472 TRIWAY LN	WOOSTER OH 44691
JRB OF WOOSTER II LLC	PO BOX 1852	WOOSTER OH 44691
LENSVELT GARY P	319 S GRANT ST	WOOSTER OH 44691
LLR DEVELOPMENT LLC	4175 W OLD LINCOLN WAY	WOOSTER OH 44691
LOWENSTERN BETH A	2973 CLEVELAND RD	WOOSTER OH 44691
MORITZ KATHLEEN ANN	315 S GRANT ST	WOOSTER OH 44691
TRUSTEES OF SECOND BAPTIST	245 S GRANT ST	WOOSTER OH 44691
WOOSTER EQUITY COMPANY INC	813 CLARK AVE	ASHLAND OH 44805

PC-19-21 Property Owners List 10-9-19



WOOSTER CITY COUNCIL
538 N. Market Street * P.O. Box 1128
Wooster, Ohio 44691-7082
Phone 330-263-5200 * www.woosteroh.com

November 26, 2019

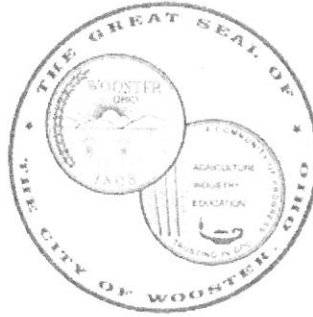
Dear Resident:

The Wooster City Council will hold a public hearing on a request by John Long requesting approval for a Zoning Map amendment to change the zoning of 15 properties composed of 1.882 acres on the south side of West Henry Street, west of South Grant Street, from R-T (Traditional Residential) to I-2 (General Industrial).

The hearing will be held on Monday, December 16, 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 before the meeting or to request special auxiliary aids, contact the Clerk of Council at (330) 263-5242 or at ldepaulo@woosteroh.com.

Lynne DePaulo
Clerk of Council



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Wooster, Ohio 44691-7082
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PUBLIC HEARING

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Publish: Monday, December 2, 2019