

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

April 2, 2020

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Mike Steiner made a motion to approve the minutes of the February 6, 2019 meeting of the Planning Commission. Gil Ning seconded the motion. The motion carried 6-0-1 with Chuck Armbruster abstaining.

III. APPLICATIONS

PC-20-04.

John Long requested Final Development Plan approval for an automotive repair use on the east side of Akron Road, North of Long Road, with Parcel ID # 67-00283.001 in an I-1 (Office/Limited Industrial) zoning district.

John Long, 3477 Commerce Parkway, stated that the proposal was to divide the lot into 2 parcels, lot A and Lot B. Mr. Long explained that Lot A was proposed to be developed as an automotive body repair shop. He continued that the driveway was located directly across from Peach Lane and would extend to serve for both lots. Mr. Long stated that the applicant would comply with the staff recommendations including the operational requirements of Section 1109.3(d), with the exception of the needed variance.

Chuck Armbruster made a motion to approve application PC-20-04 as submitted with the following conditions:

1. All operational requirements of Section 1109.03(d) shall be met.
2. The storage of non-operational and/or disassembled vehicles for longer than a 24-hour period shall be permitted if stored in the rear yard or the applicant shall receive an area variance from the Board of Building and Zoning Appeals.

Mike Steiner seconded the motion. The motion carried unanimously 7-0.

PC-20-05.

Merle Stutzman requested Final Development Plan approval for 10 attached residential homes at 230 North Market Street and 237 North Walnut Street in a C-4 (Central Business) zoning district.

Merle Stutzman, 124 East Liberty Street, stated that the project consisted of the old Horn Nursing Home property and proposed 10 townhouse units with 5 on Market Street and 5 units on Walnut Street. Mr. Stutzman explained that the townhouses consist of a duplex and triplex along each street. He continued that the townhouses would be beside the previously approved REA and Associates office building.

Mr. Stutzman stated that an access easement would be located in the back of the townhouses. He explained that each unit would have 2 car attached garages and in addition to 2 parking spaces in the rear. Mr. Stutzman continued that the units would be part of an association that would maintain the outside of the properties. Mr. Stutzman noted the units would be sold and not rented and stated that each 3 story unit would have 2 bedrooms, 2 baths, a front porch on the main floor, and a balcony off the second floor facing the street.

Mike Steiner made a motion to approve application PC-20-05 as submitted with the following conditions:

1. A cross access easements shall be provided between the project and the office building development.
2. Street trees shall comply with approved species in the City of Wooster Urban Forestry Manual.

Grant Mason seconded the motion. The motion carried unanimously 7-0.

PC-20-06.

Julie Pease requested Conditional Use approval for an automotive leasing use at 1457 West Old Lincoln Way in an I-2 (General Industrial) zoning district.

No one present representing the application.

Gil Ning made a motion to table application PC-20-06 until the May Planning Commission meeting. Grant Mason seconded the motion. The motion carried 6-1 with Chuck Armbruster voting no.

PC-20-07.

Craig Sanders requested Final Development Plan approval for a warehouse at 2730 Akron Road in an I-1 (Office/Limited Industrial) zoning district.

Craig Sanders, 870 Woods Edge Court, stated that the proposal was for a 55,000 sq. ft. warehouse building that would be built behind the existing Reed Warehouse building. He explained that a revision for more parking would be submitted incorporating the required parking spaces. Mr. Sanders continued that all staff recommendations would be completed.

Mark Weaver made a motion to approve application PC-20-7 as submitted with the following conditions:

1. Off-Street parking shall be provided per Section 1125.04(b).
2. Plans shall indicate the species and height of proposed evergreen trees and the height of vinyl fencing surrounding the waste receptacle, which shall be sufficient to provide screening per Section 1123.07.

Mike Steiner seconded the motion. The motion carried unanimously 7-0.

IV. ADJOURNMENT

Kyle Adams adjourned the meeting.

Kyle Adams, Chairman

Carla Jessie, Administrative Assistant