

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

May 7, 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

Chuck Armbruster made a motion to approve the minutes of the April 2, 2020 meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried 7-0.

III. APPLICATIONS

PC-19-08.

Robert Papotto requested a Preliminary Development Plan approval extension 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) zoning district.

Mark Belmont, 11898 Friendsville Road, Creston, stated that he represented Red Stone Development. He explained that the proposed project north of Grace Church was requesting a one-year extension. Mr. Belmont continued that Red Stone Development was working with to get tenants for the property secured, which had been slowed down due to COVID-19.

Mike Steiner made a motion to approve application PC-19-08 as submitted, which included a 12-month extension. Mark Weaver seconded the motion. The motion carried unanimously 7-0.

PC-20-09.

John Long requested Final Development Plan approval for a printing and warehouse building on the north side of Riffel Road with parcel number 73-00011.001 in a C-2 (Community Commercial) zoning district.

John Long, 3477 Commerce Parkway, stated that the proposed building for Certified Angus Beef would be for office, printing, and warehousing. Mr. Long explained that some of the work would be moved from the current building on the south side of Riffel to the new facility. He continued that the parking lot would be used for both facilities. Mr. Long stated that a use variance was needed to allow printing and publishing and the warehousing and an area variance was needed to allow the building to be more than 40 feet off the right of way. He further stated that the site would comply with landscaping and lighting requirements.

Brent Eichar, 206 Riffel Road, stated that the building would be for offices, a print shop, and warehousing. Mr. Eichar explained that supplies would be stored on the site and the amount of truck traffic would be much less than that of a warehouse. Mr. Eichar continued that operations would be

similar to what was being done across the street in the smaller building. He explained that the current location employed about 110 employees and the proposed project would allow Certified Angus Beef to continue to grow and develop. Mr. Eichar continued that the City had preliminarily approved a crosswalk between the existing site on the south side of Riffle Road and the proposed site on the north side of Riffel Road.

Chuck Armbruster made a motion to approve application PC-20-09 as submitted with the following conditions that the Board of Building and Zoning Appeals shall grant:

1. A use variance from Section 1109.02(d) to allow “Printing and Publishing” and “Warehouse” uses.
2. An area variance from Section 1115.04(a) to allow a building outside the maximum building setback and Section 1119.05(e)(2) to allow less transparency on the primary facade.

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

IV. ADJOURNMENT

Mike Steiner moved to adjourn the meeting. Mark Weaver seconded the motion. The motion carried 7-0.

Kyle Adams, Chairman

Carla Jessie, Administrative Assistant