**MINUTES**

**CITY OF WOOSTER PLANNING COMMISSION**

**December 3, 2020**

1. **MEETING CALLED TO ORDER AND ROLL CALL**

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

1. **APPROVAL OF THE MINUTES**

Mike Steiner made a motion to approve the minutes of the November 5, 2020 meeting of the Planning Commission. Chuck Armbruster seconded the motion. The motion carried unanimously 5-0.

1. **APPLICATIONS**

***PC-20-23.***

John Keating requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 437 East South Street from I-3 (Urban Industrial) to C-4 (Central Business).

John Keating, 141 East Liberty Street, stated that the business owners, Mark Morrison and Andy Morrison, renovated the smaller of the two buildings on the property. He indicated that the building was currently used for the production of spirits in the rear and retail sales in the front. Mr. Keating continued that the plan was to renovate the larger building for an event space with a bar and kitchen. Mr. Keating stated that a patio might be added for outdoor dining.

Mr. Keating explained that the planned micro-distillery use was not a permitted use in the I-3 district, but was a permitted use in the C-4 district. He stated that the C-4 zoning would ease parking requirements because there was limited onsite parking. Mr. Keating explained that a development plan request would be submitted next year.

Mr. Keating continued that the rezoning of the property would make good planning sense for the reasons outlined in the application. He stated that the rezoning would facilitate the preservation and redevelopment of a historic Wooster property, which was in danger of being torn down.

Mr. Adams opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application. No one was present to comment to the Commission and Mr. Adams closed the public hearing.

Mike Steiner made a motion to recommend approval of application PC-20-23 as submitted. Chuck Armbruster seconded the motion. The motion carried unanimously 5-0.

***PC-20-24.***

Matthew Long requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 1751 East Smithville Western Road from R-1 (Suburban Single-Family Residential) to C-3 (General Commercial).

Matthew Long, 225 North Market Street, stated that the property was located near the intersection of Smithville Western Road and Cleveland Road. He explained that the rezoning made good planning sense and was needed to allow for orderly and proper redevelopment. Mr. Long continued that the property was surrounded on three sides by commercial uses. Mr. Long stated that the residence on the property was scheduled to be demolished.

Mr. Long explained that the rezoning would benefit adjacent residential properties. He stated that the Comprehensive Plan directed development and redevelopment within the existing City limits. Mr. Long explained that improvements to the intersection by the City of Wooster would likely include an expansion of the public right of way.

He continued that the code provided protection for residential properties adjacent to commercial districts. Mr. Long stated that any concerns by residential property owners would be resolved as part of a future redevelopment process.

Mr. Adams opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application.

Jenny Schaffter, 1677 E Smithville Western Road, stated:

I am commenting on the proposed rezoning of 1751 Smithville Western Road. As a resident three doors down, I have major concern of bright lighting a noise affecting our outdoor atmosphere.

How would we NOT be negatively affected? What plans would be made to improve this intersection?

If the rumors of a Bellstore are true, how would a large lighted canopy not disturb a residential neighborhood?

Mr. Adams stated that a final development plan would have to come in front of the Commission before approval. He continued that the code included numerous requirements, including lighting and noise restrictions.

Mr. Long stated that many of the adjacent properties were already in the C-3 zoning district and could be redeveloped for any number of purposes. He reiterated that a future development plans would have to come before the Planning Commission.

Randy Butts, 1715 E Smithville Western Road, stated:

I own the property at 1715 E Smithville Western Road. I am not opposed to changing the zoning to C3. I have been considering rezoning my property as well to C3.

Seeing no further comments, Mr. Adams closed the public hearing.

Grant Mason made a motion to recommend approval of application PC-20-24 as submitted. Chuck Armbruster seconded the motion. The motion carried unanimously 5-0.

1. **Meeting Schedule and Chair/Vice Chair Selection for 2021**

Mike Steiner made a motion to accept the 2020 meeting schedule calendar as proposed. Sheree Brownson seconded the motion. The motion passed unanimously, 5-0.

 Kyle Adams made a motion to elect Chuck Armbruster to be the Chairman of the Planning Commission and Mike Steiner to be the Vice-Chairman of the Planning Commission. Grant Mason seconded the motion. The motion passed unanimously, 5-0.

1. **ADJOURNMENT**

Mike Steiner moved to adjourn the meeting. Grant Mason seconded the motion. The motion carried unanimously 5-0.

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**Kyle Adams, Chairman**

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**Carla Jessie, Administrative Assistant**