

# WOOSTER CITY COUNCIL MINUTES

4/5/2021

Due to the Stay at Home order, this city council meeting was held via a Zoom conference call. The recorded video of the meeting is available on the City of Wooster YouTube channel.

## **I. ROLL CALL & ORDERING OF AGENDA**

President Mike Buytendyk called the videoconference meeting of Wooster City Council to order at 7:30 p.m. Lynne DePaulo, Council Clerk, called roll with the following members present; Craig Sanders, Jennifer Warden, David Silvestri, Mark Cavin, Bill Bostancic, Jon Ansel and Scott Myers. City Administration present: Mayor Bob Breneman, Director of Administration Joel Montgomery, and Law Director John Scavelli.

## **II. APPROVAL OF MINUTES**

Councilman Ansel moved to approve the minutes of the March 15, 2021 meeting, seconded by Councilman Sanders. Upon voice vote, the minutes were approved unanimously.

## **III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Mayor Breneman gave an update on the administration's visits to various local companies and discussed some upcoming economic development and housing projects.

He congratulated Dave Moser on his retirement from the City after 30 years.

Mayor Breneman also informed council of the passing of two of the City's retirees, Al Mowrer and Val Jesionek.

## **IV. PETITIONS/COMMUNICATIONS FROM PUBLIC - NONE**

## **V. COMMITTEE REPORTS; PUBLIC HEARINGS**

Councilman Sanders opened the public hearing for the rezoning of the 5L property on North Geyers Chapel Road and Daisy Way. He stated this will be the second public hearing for the property. Mayor Breneman spoke in favor of the rezoning. No one spoke against the rezoning. Councilman Sanders closed the hearing.

Councilman Sanders opened the public hearing for the rezoning on West Henry Street. This is a modified request that has reduced the size of the rezoning area. Mike Bogner, Bogner Construction, spoke in favor of the rezoning. He said this property has been zoned RT and is surrounded by I-2. Bogner Construction is asking for the property to be rezoned to I-2. The home on the property has been used by the Police and Fire for training. The Fire Department has requested a burn permit for the home and Bogner will then demolish the house and return it to greenspace.

Mark Cavin spoke against the rezoning. He stated he thought the property was too close to the downtown and the library area to go to industrial. He feels it should remain RT. Councilman Sanders closed the hearing.

Councilman Sanders opened the public hearing for the rezoning on Old Airport Road. The owner is requesting 20 acres on the east side of Old Airport Road to be rezoned to I-2 from I-1. Mike Bogner, IIB, spoke in favor of the rezoning. He stated that everything else is zoned I-2 and he would like to see consistency in zoning. Councilman Ansel said this rezoning makes a lot of sense and he supports the change to I-2. No one spoke against the zoning. Councilman Sanders closed the hearing.

## **VI. UNFINISHED BUSINESS**

1. Second Reading – ORDINANCE NO. 2021-13

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS TO AMEND THE ZONING MAP AT A CERTAIN PARCEL ON NORTH GEYERS CHAPEL ROAD AND DAISY WAY (Sanders)

Councilman Sanders noted there was an error in Section 1 of the legislation. The legislation stated the property is I-2 (Single Family Residential); it should read I-2(General Industrial). President Buytendyk stated that was a clerical error and would be corrected; no council action is required.

Councilman Sanders said the public hearing has been held for the rezoning. This is a request to zone the recently annexed 5L Farm property as I-2 (General Industrial). Andrew Dutton, Planning and Zoning Manager, said the Planning Commission recommends approval of the rezoning request; the zoning is consistent with the comprehensive plan and is compatible with the area.

Councilman Sanders motioned to suspend the rules, seconded by Councilman Silvestri. Upon roll call, motion to suspend passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

Councilman Sanders motioned to adopt, seconded by Councilman Myers. Upon roll call, motion to adopt passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

## **VII. NEW BUSINESS**

### **1. First Reading – ORDINANCE 2021-14**

**AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS TO AMEND THE ZONING MAP AT CERTAIN PARCELS ON WEST HENRY STREET (Sanders)**

Councilman Sanders said the public hearing was held for the rezoning. This is a request to rezone eight smaller parcels totaling 1.113 acres that are surrounded by I-2 zoning. Andrew Dutton, Planning and Zoning Manager, said the Planning Commission recommends approval of the rezoning request; the zoning is consistent with the comprehensive plan and is compatible with the area.

Councilman Cavin spoke against the rezoning. He feels the I-2 designation is too close to the downtown area and the square. Bogner is a great company, but if Bogner doesn't keep the property, we don't know what would go in there. Councilman Silvestri said the property is flanked on three sides by industrial; he stated rezoning this property to I-2 opens up the door for possible intense business development.

Councilman Myers said the goal of housing is admirable. He reminded council the owner is asking for the zoning change. Bogner has been very supportive of Wooster, and a residential buffer will remain. Councilman Ansel agrees with Myers and the Planning Commission.

Councilman Sanders motioned to suspend the rules, seconded by Councilman Ansel. Upon roll call, motion to suspend passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

Councilman Sanders motioned to adopt, seconded by Councilman Myers. Upon roll call, motion to adopt passed 5-2. (Bostancic-yes; Warden – yes; Silvestri – no; Myers – yes; Cavin – no; Sanders – yes; Ansel-yes)

### **2. First Reading – ORDINANCE NO. 2021-15**

**AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS TO AMEND THE ZONING MAP AT A CERTAIN PARCEL ON OLD AIRPORT ROAD (Sanders)**

Councilman Sanders said the public hearing was held for the rezoning. The request is to rezone 20.3 acres on the east side of Old Airport Road. Andrew Dutton, Planning and Zoning Manager, said the Planning Commission recommends approval of the rezoning request; the zoning is consistent with the comprehensive plan and is compatible with the area.

Councilman Sanders motioned to suspend the rules, seconded by Councilman Ansel. Upon roll call, motion to suspend passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

Councilman Sanders motioned to adopt, seconded by Councilman Myers. Upon roll call, motion to adopt passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

3. First Reading – ORDINANCE NO. 2021-16

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE WOOSTER BRUSH COMPANY FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND ALLOWING FOR IMMEDIATE ENACTMENT (Myers)

Councilman Ansel recused himself.

Councilman Myers said this is his most favorite CRA application council has ever received. Wooster Brush is a quality, loyal community member requesting the abatement for construction. Jonathan Millea, Economic Development Coordinator, hoped council had been able to review the numbers. This will be the largest CRA on record with the third-largest building footprint.

David Spar and Tim Swift, Wooster Brush, thanked council for their consideration of the application. Wooster Brush is the oldest employer in Wayne County and is excited that after 170 years of growth, they are ready to expand and double their size in the next two years.

Councilman Myers motioned to suspend the rules, seconded by Councilman Silvestri. Upon roll call, motion to suspend passed 6-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-recused)

Councilman Myers motioned to adopt, seconded by Councilman Silvestri. Upon roll call, motion to adopt passed 6-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-recused)

4. First Reading – RESOLUTION NO. 2021-19

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT TO PARTICIPATE IN THE ODOT COOPERATIVE PURCHASING PROGRAM, AND ALLOWING FOR IMMEDIATE ENACTMENT (Warden)

Councilwoman Warden said this is an opportunity to participate in the ODOT salt contract. The PPM Division anticipates purchasing 4000 tons of salt in 2022, and the purchase will be appropriated in the 2022 budget. Partnering with ODOT ensures the City has access to purchasing the salt and minimizes the risk of paying higher prices.

Councilwoman Warden motioned to suspend the rules, seconded by Councilman Silvestri. Upon roll call, motion to suspend passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

Councilwoman Warden motioned to adopt, seconded by Councilman Silvestri. Upon roll call, motion to adopt as amended, passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

5. First Reading – ORDINANCE NO. 2021-17

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY TO THE WOOSTER GROWTH CORPORATION, AND ALLOWING FOR IMMEDIATE ENACTMENT (Warden)

Councilwoman Warden introduced the legislation. The City wants to transfer the Industrial Park property to Wooster Growth which enables Wooster Growth to negotiate and promote in the development of the property.

Any money earned from the sale and development of the property would be returned back to the City. President Buytendyk reminded council that Wooster Growth serves on behalf of Wooster City Council. Wooster Growth offers more flexibility in its dealings than the City of Wooster would have.

Councilwoman Warden motioned to suspend the rules, seconded by Councilman Ansel. Upon roll call, motion to suspend passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

Councilwoman Warden motioned to adopt, seconded by Councilman Bostancic. Upon roll call, motion to adopt as amended, passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

**VIII. EXECUTIVE SESSION 121.22 (G)2 Discuss property for public purpose**

Councilman Sanders moved to enter Executive Session, seconded by Councilman Silvestri. Upon roll call, the motion passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

Councilman Ansel moved to exit Executive Session, seconded by Councilman Myers. Upon roll call, the motion passed 7-0. (Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes; Bostancic - yes)

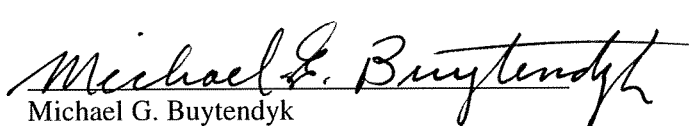
**VIII. MISCELLANEOUS –**

Councilman Ansel announced there would be a Finance Committee meeting held at 6:30 p.m. on Monday, April 19<sup>th</sup>. Mr. Dordea will present the first-quarter financial report and Mr. Montgomery will review operations.

Councilman Myers asked if there were updates on the Let’s Chat conversations that can be shared. He would like to know how the meetings are going and the topics discussed. President Buytendyk said he shares that information with city council via email. Councilman Myers thinks it would be helpful to review at city council.

**IX. ADJOURNMENT**

Councilman Ansel motioned to adjourn, seconded by Councilman Silvestri. The meeting adjourned at 9:00 p.m.



Michael G. Buytendyk  
President of Council



Lynne DePaulo  
Clerk of Council