

WOOSTER CITY COUNCIL MINUTES

4/19/2021

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, Finance Director Andrei Dordea and Law Director John Scavelli.

II. APPROVAL OF MINUTES

Councilman Silvestri moved to approve the minutes of the April 5, 2021 meeting, seconded by Councilman Ansel. Upon voice vote, the minutes were approved unanimously.

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

Mayor Breneman thanked Joel Montgomery and Andrei Dordea for their Finance/Operations Presentation held before the City Council meeting. He congratulated the Finance Department for receiving the Excellence in Reporting for Comprehensive Annual Reporting award for the 40th year.

He also spoke in support of three pieces of legislation on the agenda this evening, 2021-18; 2021-23; 2021-24.

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC - NONE

V. COMMITTEE REPORTS; PUBLIC HEARINGS

Councilman Sanders opened the public hearing for the rezoning application of the Melrose Property. Mr. Dutton, Planning & Zoning Manager, gave an overview of the applicant's zoning request. Staff recommended the Planned Development zoning for consideration on the development of the property since the applicant had a mixed-use combination for development. Typical rezoning entails just changing the zoning on the map. For a planned development, the commission considers the application, the preliminary development plan and the development text. Exceptions are expected with a Planned Development request. There are currently four Planned Developments in Wooster; Tartan Ridge, Miller Lakes, Townsview Place and Yorkshire Estates. Sections 1105.03(e) and 111.06(a) are followed for the review criteria. On April 1st, the Planning Commission approved the rezoning request from Lemmon Development and sent their recommendation for approval to city council. As found by both Planning and Zoning Division Staff and the Planning Commission, the PD is consistent with the Planning and Zoning Code's intent, provides a Preliminary Development Plan and Development Text sensitive to the unique characteristics of the site and surrounding area, addresses changing conditions in the area, provides housing options to meet documented demand in the Wooster area, is consistent with aspects and objectives of the Comprehensive Plan, and is compatible with the area.

Councilman Sanders then designated Mr. Scavelli as the hearing officer. Mr. Scavelli explained the hearing procedure and the order that would be followed during the public hearing. He then asked Mr. Millea for his comments.

Mr. Millea, Economic Development Coordinator, spoke on how the development proposal meets the housing needs of the area and the economic development benefit for the community.

Patrick Mackey, Lemmon Development, stated their concept plan to development the 21.87 acres will be a mix of duplex villas, apartments and single family detached units. The plan takes into consideration many of the concerns of neighboring residents. A traffic study was completed in March 2021. All roads within the

development will be private and access to Mel Lane will be limited. Mr. Scavelli asked for questions from council to the applicant – there were none.

The following business leaders spoke on the need for housing in order to draw and retain their workforce.

Tom Marting – GOJO
Kevin Weldi – TekFor
Andrew Dix – WEDC past chair
Scott Boyes – Wooster Community Hospital
Tim Swift – Wooster Brush

Melissa Pierce – CAW/M, spoke on the need for affordable housing for their clients. This project will provide a transition for moderate-income families to move up and free some older, affordable housing for lower-income families.

Mr. Scavelli then asked for comments against the rezoning.

Anne O’Planick and Steve Griffin spoke against the rezoning. Anne O’Planick discussed compatibility and protecting neighborhoods as provided in the Comprehensive Plan and does not feel the PD zoning fits. She is concerned about the proposed housing being rental units. She does not feel their pedestrian plan is a good one. She stated the units need garages, not pleased with the setbacks, considers this to be a high-density project, and is concerned about the quality of life.

Anne O’Planick listed questions for specific parties to answer:

- For Mr. Dutton: Please explain compatibility
- For Mr. Dutton: What city requirements aren’t being met with the Planned Development
- For Mr. Dutton: Stormwater containment
- For Mr. Dutton: Who is responsibility for the pledge that the future ROW remains closed
- For Mr. Dutton: How will construction traffic enter the development
- For Mr. Dutton: R3 Density is higher – would the PD higher
- For Ms. Pierce: What studies support her comment regarding the lower-income families
- For Mr. Dutton: What is being done for R1 development

Mr. Dutton: Planned Development needs to list all the Sections that will be deviated from the code they are requesting. The applicant has listed the deviations on the application. There are five sections listed; 1109.02; 1119.04(b), 1111.01(c8), 1115.02, 1117.02(c).

Stormwater containment – the preliminary plan contains two large detention ponds. The exact method will be submitted down the road and will need to be held to engineering and Ohio EPA standards. The Engineering Division will review the submittals.

The Right-of-Way issue will be a conversation down the road. The developer will work with the Fire Department to limit access.

The density issue calls for 141 units that can not be deviated from the plan without a review. The density is less than R3.

The construction traffic will be part of the review done by the Engineering Division.

R1 Development includes expansion at Crooked Creek and Reserve at Deer Creek. Marketing material has been sent to developers.

Compatibility is a subjective phrase. In Mr. Dutton’s opinion this mix of housing is compatible.

Mr. Millea expanded on the compatibility. He met with the applicant to devise the plan to have the single-family unattached housing to form a buffering border that gives the appearance of R1 zoning. The setback is actually more than the R1 requirement.

Ms. Pierce stated she does not know of any studies, but that natural expectations show that when housing opens up, it gives families an opportunity to find affordable homes.

Mr. Griffin listed questions for specific parties to answer:

Mr. Millea: How is this going to help low-income housing

Mr. Millea: Shouldn't developments be done by Wooster Growth

Mr. Ansel commented about compatibility. There are 140 homes in Deer Creek where he lives, directly across from Deer Creek is Scottish Highlands with 130 rental units. There is a demand for Scottish Highlands – a year long waiting list. The traffic is not impacted. It is quite compatible.

Mr. Millea stated the city's role is to share information and provide support programs to encourage developers to move forward.

Mr. Myers stated that there is land outside of the city's control bordering the R1 Mel Lane property and anything could go in there.

Mr. Montgomery read YouTube comments from Val Williams and Matthew Delprost. Both are Mel Lane residents.

Mr. Delprost commented that he would like the zoning to remain R1 and leave things alone.

Mr. Williams asked if the traffic study took into account increased traffic from the retail development at Smithville-Western & SR 83. Mr. Kobilarcsik, City Engineer, said the two intersections studied were Milltown/Melrose and Smithville-Western/Melrose. The study projected future traffic through 2031.

Mr. Millea said that the percentage of workers that live and work in Wayne County is close to 75% which is unique. An extremely high percentage when looking at state averages. If employers are looking to add jobs, there are no local employees to hire. The new employees will need to come from outside the county.

Mr. Williams asked about the expected property tax. Mr. Montgomery stated the property pays \$6000 in property tax, the estimated property tax for the new construction could be in the range from \$240,000 to \$300,000.

Mr. Scavelli turned the meeting back to Councilman Sanders. Mr. Sanders closed the public hearing.

VI. UNFINISHED BUSINESS - NONE

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2021-18

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 MELROSE DRIVE (Sanders)

Councilman Sanders asked the developer if this was a time-sensitive issue. No issue with waiting for Lemmon Development. The legislation was considered to have its first reading.

Councilman Silvestri asked Lemmon Development about the housing association portion. How does the home ownership and the rental portion work? At this time, the properties are all rentals, Lemmon Development has not determined yet if it will remain all rental.

2. First Reading – RESOLUTION NO. 2021-20
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE PLACEMENT OF SANITARY SEWER AND WATERLINES, AND ALLOWING FOR IMMEDIATE ENACTMENT (Silvestri)

Councilman Silvestri said that the city had pledged to provide utilities to the property when it was purchased.

Councilman Silvestri motioned to adopt, seconded by Councilwoman Warden. 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 – RESOLUTION NO. 2021-21
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE PLACEMENT OF SANITARY SEWER MAIN ON STIBBS STREET, AND ALLOWING FOR IMMEDIATE ENACTMENT (Silvestri)

Councilman Silvestri said this project will get rid of shared lateral lines and the upgrade will prevent sewer backups. Councilwoman Warden asked for the boundaries of the project. Mr. Kobilarcsik said it was about 450' and he thought it was between Gasche and Belmont.

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

4. First Reading – RESOLUTION NO. 2021-22
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE PLACEMENT OF A STORM SEWER ON CLEVELAND ROAD, AND ALLOWING FOR IMMEDIATE ENACTMENT (Silvestri)

Councilman Silvestri is pleased this project is in the works. The amount of standing water in the area after a storm is a problem.

Councilman Silvestri motioned to adopt, seconded by Councilman Myers. 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 – RESOLUTION NO. 2021-23
A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A TERRITORY TRANSFER AGREEMENT WITH THE WOOSTER CITY SCHOOL DISTRICT AND THE GREEN LOCAL SCHOOL DISTRICT TO SUPPORT REVENUE UNIFORMITY AND ALLOWING FOR IMMEDIATE ENACTMENT (Ansel)

Councilman Ansel introduced the legislation. It is a unique concept used with creative outside-of-the-box thinking for equitable distribution of revenue. Green Local Schools and Wooster City Schools are partnering to share in the tax revenues of the property. It's a win-win situation and the fair and right thing to do and needs council's approval. Councilman Cavin asked if this was an equal split. Because Green Local millage is lower, Wooster City Schools will pay them their millage and the balance stays with Wooster City Schools. Green Schools are requesting the city provide them with a courtesy notice if there is future abatement on the property. Councilman Ansel reminded council that they are the ones to approve any CRA applications and would have the final say.

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

Councilman Ansel 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)

6. First Reading – RESOLUTION NO. 2021-24

A RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER AND THE CHAIRPERSON OF THE BOARD OF GOVERNORS OF THE WOOSTER COMMUNITY HOSPITAL TO ENTER INTO A CONTRACT WITH FRONT LINE HOLDINGS II, LLC FOR THE PURCHASE OF LAND, APPROPRIATING THE NECESSARY FUNDS, AND ALLOWING FOR IMMEDIATE ENACTMENT
(Warden)

Councilwoman Warden said this is a request for the WCH to purchase two parcels of land with a \$1,000,000 price tag for future expansion of the hospital. The total appropriation will be for \$1,100,000 to cover any closing costs or fees incurred with the sale. Mr. Boyes said he does not anticipate needing the total \$1,100,000, but did not want to come back to council if things ran over. Easements will be negotiated with Taco Bell for continued access to their facility.

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

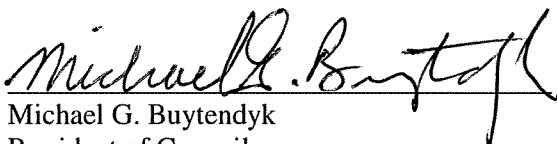
Councilwoman Warden motioned to adopt, seconded by Councilman Myers. Upon roll call, motion to adopt as amended, passed 7-0. (Bostancic-yes; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)


VII. MISCELLANEOUS –

Councilman Ansel thanked the Administration for the presentation this evening and was glad to see all the positives during the Finance Committee meeting.

IX. ADJOURNMENT

Councilman Ansel motioned to adjourn, seconded by Councilman Myers. The meeting adjourned at 10:10 p.m.


Michael G. Buytendyk
President of Council


Lynne DePaulo
Clerk of Council

