

**MINUTES**  
**CITY OF WOOSTER PLANNING COMMISSION**

July 8, 2021

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

Chuck Armbruster, Commission Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Sheree Brownson, Grant Mason, 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 June 3, 2021 meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 6-0.

**III. APPLICATIONS**

***PC-21-21.***

Mark Morrison requested Conditional Use approval for an assembly hall use at 437 East South Street in the C-4 (Central Business) zoning district.

Mark Morrison, 4399 Moreland Road, stated that the final phase of the project was to expand into the old ice house building.

Mr. Armbruster inquired about noise control and asked what the event center's hours were. Mr. Morrison stated that the hours were not finalized and would vary by event. He noted that a non-profit event may end earlier in the evening, where a wedding may end later, such as 10 or 11 pm.

Mr. Armbruster asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to comment on the application and Mr. Armbruster closed the public hearing.

Mike Steiner made a motion to approve of application PC-21-21 as presented. Mark Weaver seconded the motion. The motion carried unanimously 6-0.

Mike Steiner seconded the motion. The motion carried unanimously 6-0.

***PC-21-20.***

Mark Morrison requested Final Development Plan approval for fencing, lighting, a trash enclosure, and exterior building alterations at 437 East South Street in the C-4 (Central Business) zoning district.

Mark Morrison, 4399 Moreland Road, was present for additional questions from the Board.

Mr. Dutton stated that the Design and Review Board met earlier in the evening and unanimously recommended approval of the application.

Mike Steiner made a motion to approve of application PC-21-20 as presented. Grant Mason seconded the motion. The motion carried unanimously 6-0.

***PC-21-22.***

J. Douglas Drushal requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 3146 Oak Hill Road from R-1 (Suburban Single-Family Residential) to R-2 (Single-Family Residential).

Douglas Drushal, 225 North Market Street, stated that there was a severe housing shortage in Wooster and noted the proposal would help to address the situation. Mr. Drushal explained that the rezoning was propped to allow slightly smaller lots. He stated that the residential market had shifted towards slightly smaller lots with less to mow and maintain. Mr. Drushal explained that there was no permitted use difference between R-1 and the R-2 zoning districts, other than the R-2 allowed duplexes as a conditional use. He noted there were no plans to put duplexes on the development. Mr. Drushal stated that the property was not completely usable because the rear portion of the lot was a wooded ravine.

Mr. Armbruster asked if the proposed plans were firm or if they were subject to change. Mr. Drushal stated that the plans may change slightly going forward, but was unsure. Mr. Drushal stated that the home builder attached to the project was Ryan Homes. He indicated that Ryan Homes felt the development would be completed quickly.

Mr. Armbruster asked if anyone from the public would like to address the Board regarding the application.

Hope Long, 311 Reynolds Court, asked how big are the lots were and asked if the request was applicable city wide. Mr. Dutton stated that the lot size was 8,700 sq. feet, which was permitted in the R-2 zoning district, and noted the application was only applicable to the subject property.

Mr. Armbruster closed the public hearing.

Grant Mason made a motion to approve of application PC-21-22 as presented. Mike Steiner seconded the motion. The motion carried unanimously 6-0.

***PC-21-23.***

Caroline Henry requested Conditional Use approval for medical marijuana dispensary at a property located on the west side of Cleveland Road, north of East Milltown Road, with parcel number 71-00093.001 in the C-3 (General Commercial) zoning district.

Mr. Dutton explained that the State of Ohio had determined that medical marijuana dispensaries were permissible in the state and allowed communities to allow them or prohibit them. Mr. Dutton continued that in the last review of the Planning and Zoning Code, Wooster City Council decided to allow dispensaries as a conditional use in a C-3 zoning district. He indicated that the Planning Commission was tasked with reviewing the proposed application to decide if it met the criteria for conditional use.

Caroline Henry, Buckeye Relief, 33525 Curtis Blvd., Eastlake, Ohio, stated that Buckeye Relief was a level 1 cultivator and processor based out of Eastlake, Ohio. Ms. Henry explained that the business had been

operating their marijuana program since it started in 2017, and were a well-respected company in the industry. Ms. Henry continued that the business had a provisional dispensary license for a facility in Cleveland Heights and were looking to expand.

Matt Whittingham, Buckeye Relief, 33525 Curtis Blvd., Eastlake, Ohio stated that the facility's security plan was multifaceted. Mr. Whittingham explained that security was a combination of technical controls and security officers. He continued that they employed 17 off-duty police officers for their facilities.

David Kaplan, Oliver Architectures, 7100 Euclid Avenue, Cleveland, Ohio and Anthony Carabello, Buckeye Relief, 33525 Curtis Blvd., Eastlake, Ohio were also present.

Mr. Armbruster asked if anyone from the public would like to address the Board regarding the application.

Donna Feliciano, 749 East Paradise Street, Orrville, stated that her property was across from 3649 Cleveland Road. Ms. Feliciano explained that she had concerns about a medical marijuana facility. She noted that a pediatric dental office was next door and the proposed location may not be the best for the facility. Ms. Feliciano continued that the area was made up of businesses and residences. She continued that she was concerned about the business's effects on property values. Ms. Feliciano also stated that Cleveland Road could be a very busy road.

Hope Long, 311 Reynolds Court, stated that she lived in the neighborhood and liked it the way it was. Ms. Long explained that there were several vacant buildings in Wooster and questioned why such buildings couldn't be used instead of a new build. Ms. Long continued that it was hard to get out of the parking lot at The Greenhouse Shoppe with the traffic on Cleveland Road.

Mr. Armbruster closed the public hearing.

Grant Mason made a motion to approve application PC-21-23 as presented. Mike Steiner seconded the motion. The motion carried unanimously 6-0.

***PC-21-24.***

Caroline Henry requested Preliminary Development Plan approval for a medical marijuana dispensary at a property located on the west side of Cleveland Road, north of East Milltown Road, with parcel number 71-00093.001 in the C-3 (General Commercial) zoning district.

David Kaplan, Oliver Architectures, 7100 Euclid Avenue, Cleveland, Ohio, stated that the proposal was for a 5,055 sq. foot facility with a secure delivery area in the rear. Mr. Kaplan explained that parking was located in the front of the building off of Cleveland Road. He noted that all setback requirements had been met. Mr. Kaplan continued that the plan was preliminary, so landscaping was not finalized.

Mr. Armbruster stated that the building was approximately parallel with the dental office to the south, but extended further west. Mr. Kaplan stated that the building was intentionally located a similar distance from the street as the neighboring dental office. Mr. Kaplan continued that stormwater detention and topography would need to be addressed with the Final Development Plan.

Mike Steiner made a motion to approve of application PC-21-24 as presented. Mark Weaver seconded the motion. The motion carried unanimously 6-0.

IV. ADJOURNMENT

Mark Weaver moved to adjourn the meeting. Kyle Adams seconded the motion. The motion carried unanimously 6-0.

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Chuck Armbruster, Chairman

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Carla Jessie, Administrative Assistant