

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

August 5, 2021

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Grant Mason made a motion to approve the minutes of the July 8, 2021 meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously 4-0.

III. APPLICATIONS

PC-21-25.

Ed Gasbarre requested Final Subdivision Plat approval for a flag lot at 5200 Cleveland Road in the C-3 (General Commercial) zoning district.

Ed Gasbarre was present for questions on the application.

Mark Weaver made a motion to approve application PC-21-25 as presented. Kyle Adams seconded the motion. The motion carried unanimously 4-0.

PC-21-26.

Matthew Long requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 626 Glenn Avenue, 348 Wood Street, and vacant property on West Larwill Street with Parcel Number 64-02717.000 from R-T (Traditional Residential) to C-2 (Community Commercial).

Matthew Long, 225 North Market Street, stated that the proposal was to rezone several lots along Glenn Avenue, Wood Avenue, and Larwill Street. Mr. Long explained that the request was necessary as it was increasingly difficult to use existing buildings and infrastructure for legal conforming uses. He continued that an application could be made to the Board of Building and Zoning Appeals in lieu of the subject rezoning request. Mr. Long stated that the existing C-2 district was narrow and not adequate to allow onsite parking.

Mr. Long explained that FNB Properties, owned by Adam Schwieterman, had purchased properties in the area. Mr. Long noted that any future use would provide compliant parking. He continued that the code addresses buffering of adjacent residential uses. Mr. Long stated that the request intended to support retail activity within an area accessible to pedestrians on the edge of the downtown area. He explained that priority should be given to infill and redevelopment, which often involved requests to the Commission and City Council. Mr. Long stated that the properties would be replatted into a single unified lot.

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

Carl Yacapraro, 1621 Riffel Road, asked what businesses or light manufacturing would be allowed in the proposed zoning district. Mr. Yacapraro stated that he did not have a problem with the project and noted it this may enhance the end of town. He noted that he owned property in the area and had concerns about adequate parking being provided.

Mr. Dutton stated that the C-2 zoning district was “Community Commercial”, which allowed several commercial uses such as retail, office, bars, restaurants, financial institutions, and medical offices. He noted that the C-2 district did not allow manufacturing.

Mary Canode, 615 Glenn Avenue, stated that she lived across the street from the property and noted that the mobile home at 626 Glenn Avenue had not been removed, as indicated in the application. Ms. Canode stated that she was concerned that the property would negatively affect property values. She noted the area was a neighborhood with longtime residents. Ms. Canode stated she wanted to know what the plans were for the property. She stated that there was nothing in the code to prevent the owner from putting in adult entertainment or a nightclub, which could result in traffic, drunk drivers, and drug use.

Gary Lowe, 612 Glenn Avenue, stated that the site was adjacent to residential properties and lots in the area were small. Mr. Lowe explained that his bedroom windows were about 35 feet from the property line. Mr. Lowe noted concerns regarding noise from the site.

Mr. Long stated that there was one trailer left on the site with a month-to-month tenant. He continued that the property owner was in the process of relocating the tenant. Mr. Long explained that the goal was to remove the existing trailer. Mr. Long noted that the existing commercial area did not have any buffers, as they were not required at the time. Mr. Long explained that the current code required buffers, which would protect adjacent property owners.

Mr. Dutton stated that adult entertainment was only allowed in the I-2 zoning district as a conditional use and would not be allowed on the subject site.

Carl Yacapraro noted that this meeting was to establish the zoning and not the specific development on the property.

Mr. Steiner closed the public hearing.

Grant Mason made a motion to recommend the approval of application PC-21-26 to the City Council as presented. Kyle Adams seconded the motion. The motion carried unanimously 4-0.

PC-21-27.

Andrew Lallathin requested Final Development Plan approval for a restaurant at 2958 Cleveland Road in the C-3 (General Commercial) zoning district.

Andrew Lallathin, 6677 Frank Avenue, North Canton, stated that the vacant lot on Cleveland Road would be developed for a stand-alone Subway restaurant. Mr. Lallathin explained that there would be a dine-in area, a patio on the north side of the building, and a drive-through lane.

Kyle Adams made a motion to approve of application PC-21-27 as presented with the following conditions:

1. Street trees shall be of a species indicated in the Street Tree Planting List.
2. The project shall comply with Section 1123.05(b)(5)(A.) regarding the width of a landscape buffer and Section 1125.03(b)(5) regarding parking setbacks or variance shall be approved by the Board of Building and Zoning Appeals.

Mark Weaver seconded the motion. The motion carried unanimously 4-0.

IV. ADJOURNMENT

Kyle Adams moved to adjourn the meeting. Mark Weaver seconded the motion. The motion carried unanimously 4-0.

Mike Steiner, Vice Chairman

Carla Jessie, Administrative Assistant