

CITY COUNCIL AGENDA

September 20, 2021

7:30p.m.

The meeting convenes at City Hall, in Council Chambers, 1st Floor, 538 N. Market Street, Wooster, Ohio.

- I. ROLL CALL & ORDERING OF AGENDA**
- II. APPROVAL OF MINUTES**
- III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**
- IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**
- V. COMMITTEE REPORTS; PUBLIC HEARINGS**
Public Hearing – Rezoning Melrose Drive parcel 67-01307.002
- VI. UNFINISHED BUSINESS**
 1. First Reading - ORDINANCE NO. 2021-26
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 OAK HILL ROAD (Sanders)
- VII. NEW BUSINESS**
 1. First Reading - RESOLUTION NO. 2021-49
A RESOLUTION APPROPRIATING ADDITIONAL FUNDS FOR DIX EXPRESSWAY REHABILITATION AND ALLOWING FOR IMMEDIATE ENACTMENT (Bostancic)
 2. First Reading – RESOLUTION NO. 2021-50
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 WALNUT STREET, AND ALLOWING FOR IMMEDIATE ENACTMENT (Silvestri)
 3. First Reading – RESOLUTION NO. 2021-51
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR CONCRETE REPAIRS, APPROPRIATING THE NECESSARY FUNDS, AND ALLOWING FOR IMMEDIATE ENACTMENT (Bostancic)
 4. First Reading – ORDINANCE NO. 2021-33
AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF WEST HIGHLAND AVENUE AND ALLOWING FOR IMMEDIATE ENACTMENT (Bostancic)
 5. First Reading – RESOLUTION NO. 2021-52
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF A MULTI-USE PATH ALONG MILLTOWN ROAD FROM FRIENDSVILLE ROAD TO MELROSE DRIVE AND FOR SHORT DISTANCES NORTH AND SOUTH ON MELROSE, AND PROVIDING FOR IMMEDIATE ENACTMENT (Bostancic)
 6. First Reading – RESOLUTION NO. 2021-53
A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE

REPLACEMENT OF THE WATERLINE ON E. SOUTH STREET AND ALLOWING FOR IMMEDIATE ENACTMENT (Silvestri)

7. **First Reading – RESOLUTION NO. 2021-54**
A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO ACCEPT AND APPLY SUCH FUNDS IF AWARDED, AND TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH, AND ALLOW FOR IMMEDIATE ENACTMENT (Silvestri)

8. **First Reading – ORDINANCE NO. 2021-34**
AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO I-1 (OFFICE /LIMITED INDUSTRIAL) FOR PROPERTY LOCATED ON MELROSE DRIVE (Sanders)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

ORDINANCE NO. 2021-26

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 OAK HILL ROAD

WHEREAS, J. Douglas Drushal has filed an application for a zoning amendment, which seeks approval from City Council to designate 41.44 acres on Oak Hill Road as R-2 (Single-Family Residential) from R-1 (Suburban Single Family Residential) and;

WHEREAS, at its July 8, 2021 meeting, and after a public hearing in accordance with law, the Planning Commission voted unanimously to recommend to the City Council that the proposed zoning amendment of the property to an R-2 District be approved; and

WHEREAS, notice of a public hearing by the City Council on this zoning amendment has been given and a public hearing has been held, all in accordance with law; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
WOOSTER, OHIO:

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, is amended to an R-2 (Single-Family Residential) zoning district, as appears on the map attached.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 9-7-21 2nd reading _____ 3rd reading _____

Passed: _____, 2021 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2021
Mayor

Introduced by: Craig Sanders

1

ORD
2021-26
SANDERS

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Planning and Zoning	Meeting Date Requested First meeting after summer recess
Project Name Oak Hill Road Rezoning	Estimated Total Funds/Costs NA
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request J. Douglas Drushal requesting approval 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). The Planning Commission held a public hearing on the application on 7/8/21 and voted unanimously (6-0) to recommend approval of the rezoning application to City Council. The application will also require a public hearing before City Council.	
Justification / Benefits As found by both Planning and Zoning Division Staff and the Planning Commission, the proposed R-2 zoning is appropriate for the property and meets the Zoning Map Amendment review criteria. An R-2 zoning will provide the opportunity for the development of a detached single-family subdivision while considering natural characteristics on the west side of the site. In addition, the proposed zoning will be compatible with the area and consistent with the City of Wooster Comprehensive Plan.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives If the current zoning is left unchanged, the properties could be utilized as permitted in the R-1 zoning district, which predominantly allows detached single-family residential homes.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Andrew Dutton	Date: 7/12/21
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	



**PLANNING COMMISSION
APPLICATION INFORMATION SHEET**

Application Number

PC-21-22

Scheduled Meeting Date

July 8, 2021

Application Type

Zoning Amendment - Map

Property Location

3146 OAK HILL RD

Property Information

Acreage: 41.44

Zoning: R-1, CF

Property Owner

WAKEFIELD LINDA L

Applicant

J. Douglas Drushal

Applicant's Project Description

Request recommendation to City Council of rezoning entire property from R-1 to R-2. In order to meet the crucial demand for more housing in Wooster, the rezoning will facilitate slightly smaller residential building lots, thus allowing for more lots on the property.

Agenda Text

J. Douglas Drushal requesting 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)



CITY OF WOOSTER
Planning and Zoning Division
538 North Market Street Wooster, OH 44691
Phone: 330-263-5238

July 9, 2021

Dear J. Douglas Drushal,

At the July 8, 2021 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-21-22, J. Douglas Drushal requesting 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), to City Council.

The motion received the necessary votes and the application will be forwarded to City Council with a recommendation of approval from the Planning Commission.

Please feel free to contact me at (330) 263-5238 or adutton@woosteroh.com if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Dutton". The signature is fluid and cursive, written over a white background.

Andrew Dutton
Planning and Zoning Manager

PC-21-22
Oak Hill Road Zoning Map Amendment

Property Owner: Linda and Mark Wakefield
Applicant: J. Douglas Drushal
Location: 3146 Oak Hill Road
Existing Zoning: R-1 (Suburban Single-Family Residential)
Proposed Zoning: R-2 (Single-Family Residential)
Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from R-1 to R-2

LOCATION AND SURROUNDING USES

The proposed site consists of 41.4 acres located on the west side of Oak Hill Road. Adjacent properties include the following uses and zoning:

- **North** – Farmland and Single-Family Residential (Unincorporated)
- **East** – High School (CF)
- **South** – Church and City Park (CF)
- **West** – Undeveloped and Single-Family Residential (Unincorporated)



PROPOSED APPLICATION/BACKGROUND

The property was annexed into the City in 1993 and assigned the then default AG (Agricultural) zoning. The zoning of the property was changed to R-1 in 2007 along with a comprehensive update to the Planning and Zoning Code and Zoning Map.

The applicant is proposing the rezoning of the property from R-1 to R-2. As included with the application, the intent is to construct a single-family residential subdivision on the site, including lots with a width narrower than permitted in the current R-1 district.



ZONING DISTRICT INTENT

The R-1 District is established as follows, per Section 1107.05(b)(9)(A.):

The R-1 Suburban Single-Family Residential District is established to encourage the creation and preservation of low-density single-family residential neighborhoods and to limit the establishment of nonresidential uses to those that are compatible with the intended low-density neighborhood character. The stipulated density is intended to provide for areas of suburban character in the community. Suburban areas are typically located at the outer periphery of the City and are characterized by curvilinear streets, cul-de-sacs, and attached garages.

The R-2 District is established as follows, per Section 1107.05(b)(9)(B.):

The R-2 Single-Family Residential District is established to promote, preserve and protect medium-low density predominantly single-family neighborhoods in the City. Two-family dwellings are restricted to locations where they are designed and located in a manner that is compatible with the existing or proposed residential neighborhood.

PERMITTED USES AND STANDARDS

Uses

Table 1109-1 includes a list of all Permitted (P), Permitted with Standards (PS), Conditional (C), and Prohibited (X or not included in the table) principal uses in all zoning districts. An abbreviated Table 1109-1 has been included indicating uses in the R-1 and R-2 zoning districts.

R-1 & R-2 PRINCIPALLY PERMITTED USES		
Use Type	R-1	R-2
Agricultural Uses		
Agriculture (Raising of Crops)	P	P
Agriculture (Livestock)	X	X
Community Gardens	PS	PS
Greenhouses and Nurseries	X	X
Residential Uses		
Cluster Residential Development	PS	PS
Convent, Monastery, or Other Housing for Places of Worship	X	X
Dormitories	X	X
Dwellings, Multi-Family	X	X
Dwellings, Single-Family Attached	X	X
Dwellings, Single-Family Detached	P	P
Dwellings, Two-Family	X	C
Dwellings, Two-Family Conversion from a Single-Family Dwelling	X	X
Fraternities and Sororities	X	X
Group Homes or Residential Facilities	Section 1109.03 (c)(6)	
Manufactured Home	X	X
Mobile Home	X	X
Skilled Nursing or Personal Care Facilities	X	X
Transitional Housing	X	X

R-1 & R-2 PRINCIPALLY PERMITTED USES		
Use Type	R-1	R-2
Commercial and Offices Uses		
Bed and Breakfast Establishments	X	C
Industrial Uses		
None Permitted		
Public and Institutional Uses		
Active Recreational Uses	C	C
Cemeteries	C	X
Colleges and Higher Educational Institutions	X	X
Community Recreation Facility	C	C
Cultural Facilities and Structures	C	C
Educational Institutions (K-12)	C	C
Essential Services	Exempt per Section 1101.05(b)	
Government Facilities	C	C
Government Offices	C	C
Hospitals	X	X
Nursery Schools or Day Care Centers (Children or Adults)	C	C
Passive Parks, Open Space, & Natural Areas	P	P
Places of Worship	C	C
Utility Facilities & Buildings	C	C
Wireless Telecommunication Facilities	See Section 1109.03(f)(10)	

Development Standards

Table 1115-1 includes development standards for the R-1 and R-2 zoning districts:

TABLE 1115-1: SITE DEVELOPMENT STANDARDS FOR R-1 AND R-2 ZONING DISTRICTS		
Requirement	R-1	R-2
Minimum Lot Area (Sq. Ft.)	8,700	6,500
Minimum Lot Width at Building Line (Feet)	70	50
Minimum Lot Frontage for Cul-de-Sac Lots (Feet)	50	40
Minimum Front Yard Building Setback (Feet)	25	
Side Yard Building Setback (Feet) – Minimum for Each Side	5	
Minimum Side Yard Building Setback (Feet) – Total of Both Sides	15	
Minimum Rear Yard Building Setback (Feet)	20	
Maximum Lot Coverage by Buildings	30% or 2,300 square feet, whichever is greater	
Total Maximum Lot Coverage	40%	
Maximum Building Height (Feet)	35	
*The minimum lot width at the building line shall also be the minimum lot frontage for all lots except cul-de-sac lots, which shall comply with the minimum lot width at the building line and the minimum lot frontage for cul-de-sacs as established in this table.		

District Differences

As indicated above, the R-1 zoning district prohibits Two-Family Dwellings and the R-2 zoning district allows Two-Family Dwellings as a Conditional Use. In addition, the R-1 zoning district has a larger minimum lot size and width than the R-2 zoning district.

COMPREHENSIVE PLAN (2014)

Objective LU.5 - Expand housing opportunities.

The proposed rezoning would provide an opportunity to expand the City’s single-family residential housing stock.

Action LU.5.2

Support “downsized” housing options for residents. As the baby boomers continue to move through the housing market there is a growing need to provide new housing choices that are smaller, while still maintaining the same high-quality finishes and amenities demanded by the majority of this market segment. Similar to Action LU.5.1 these housing options should be close to goods and services and entertainment options, as well as medical facilities and emergency services.

The proposed rezoning to the R-2 district, which allows smaller lots, would likely result in smaller single-family homes than in the R-1 district. The rezoning of the property to R-2 would also provide a high-quality housing choice that is in proximity to area services.



REVIEW CRITERIA

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- A. The proposed amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;
- B. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- C. The proposed amendment will promote the public health, safety, and general welfare;
- D. The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
- E. The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
- F. Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
- G. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- H. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
- I. The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- J. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

PLANNING AND ZONING DIVISION STAFF RECOMMENDATION

Staff recommends approval of application PC-21-22 to change the zoning of 3146 Oak Hill Road from R-1 to R-2 as submitted.

Staff's recommendation is based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and does not include the consideration of any specific use or plan for the site. It is staff's assessment that:

- The application is consistent with many aspects and objectives of the Comprehensive Plan.
- The proposed zoning is compatible with the area and would not result in adverse effects.
- Impacts of development in the R-2 zoning district would be sufficiently addressed by the Major Subdivision review process.



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

June 22, 2021

Dear Property Owner,

You are receiving this notice because you are an owner of property within 200 ft. of an application that has been submitted to the City of Wooster Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding Application PC-21-22, as described below, at 6:30 pm on July 8, 2021.

PC-21-22: J. Douglas Drushal requesting 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).

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting.

For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact:

Andrew Dutton
Planning and Zoning Manager
538 North Market Street, Wooster, Ohio
adutton@woosteroh.com
(330) 263-5238

PC-21-22 Property Owners List 6-22-21

Owner Name	Address	City
ADAMS DAVID K & CHRISTINE L S/T	1168 W MILLTOWN RD	WOOSTER OH 44691
AEP OHIO TRANSMISSION COMPANY INC	PO BOX 16428	COLUMBUS OH 43216
BOARD OF EDUCATION WOOSTER CITY	144 N MARKET ST	WOOSTER OH 44691
BOARD OF WAYNE COUNTY COMMISSIONERS	428 W LIBERTY ST	WOOSTER OH 44691
FORTUNE BRADLY A & KATHRYN S	3143 MECHANICSBURG RD	WOOSTER OH 44691
FOSTER JOHN E & REBECCA S	3355 OAK HILL RD	WOOSTER OH 44691
LIKENS NANCY J	3051 MECHANICSBURG RD	WOOSTER OH 44691
METCALF JEFFREY A	1316 W MILLTOWN RD	WOOSTER OH 44691
WOOSTER CHURCH OF THE NAZARENE	3100 OAK HILL RD	WOOSTER OH 44691



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691
Phone: 330-263-5235 Fax: 330-263-5274

June 22, 2021

DAILY RECORD

PLEASE PUBLISH June 27, 2021

The City of Wooster will hold regular meetings of the Planning Commission and Board of Building and Zoning Appeals on Thursday, July 8th, 2021. The meetings will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio.

The Planning Commission will hold public hearings for the following applications at their meeting, which will begin at 6:30 pm: PC-21-21, Mark Morrison requesting Conditional Use approval for an assembly hall use at 437 East South Street in the C-4 (Central Business) zoning district, PC-21-22, J. Douglas Drushal requesting 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), and PC-21-23, Caroline Henry requesting Conditional Use approval for a medical marijuana dispensary at 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.

The Board of Building and Zoning Appeals will hold public hearings for the following applications at their meeting, which will begin at 7:30 pm: BZA-21-18, Joel Troyer requesting an Area Variance from Planning and Zoning Code Section 1125.03(b)(4)(A)(i.) to allow a driveway within side and rear setbacks at 207 West Larwill Street with parcel number 64-01454.001 in an R-T (Traditional Residential) zoning district, BZA-21-19, Matthew Aberegg requesting an Area Variance from Planning and Zoning Code Section 1125.03(h)(3) to allow a driveway without a hard surface at 618 Callowhill Street in an R-T (Traditional Residential) zoning district, BZA-21-20, J. Douglas Drushal requesting an Area Variance from Planning and Zoning Code Section 1115.03(a) to allow lots with reduced widths and Section 1129.06(a)(4) to allow lots with average depths more than two and one-half times their average widths at 3146 Oak Hill Road in an R-1 (Suburban Single-Family) zoning district, and BZA-21-21, Daniel Karam requesting an Area Variance from Planning and Zoning Code Section 1109.03(c)(7)(A.) to allow an assisted living facility within required building setbacks at 789 East Milltown Road in a C-3 (General Commercial) zoning district.

All interested parties are welcome to attend and will be given the opportunity to address the Commission and Board during the public hearing portion of the meetings and submit evidence and written comments with respect to the applications. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact Andrew Dutton, Planning and Zoning Manager, at adutton@woosteroh.com, (330) 263-5238 or 538 North Market Street, Wooster, Ohio.

Wooster Wakefield

concept plan 4

Project #
2411

Date
2021-03-15



Wooster Wakefield

concept plan 4

Project #
2411

Date
2021-03-15



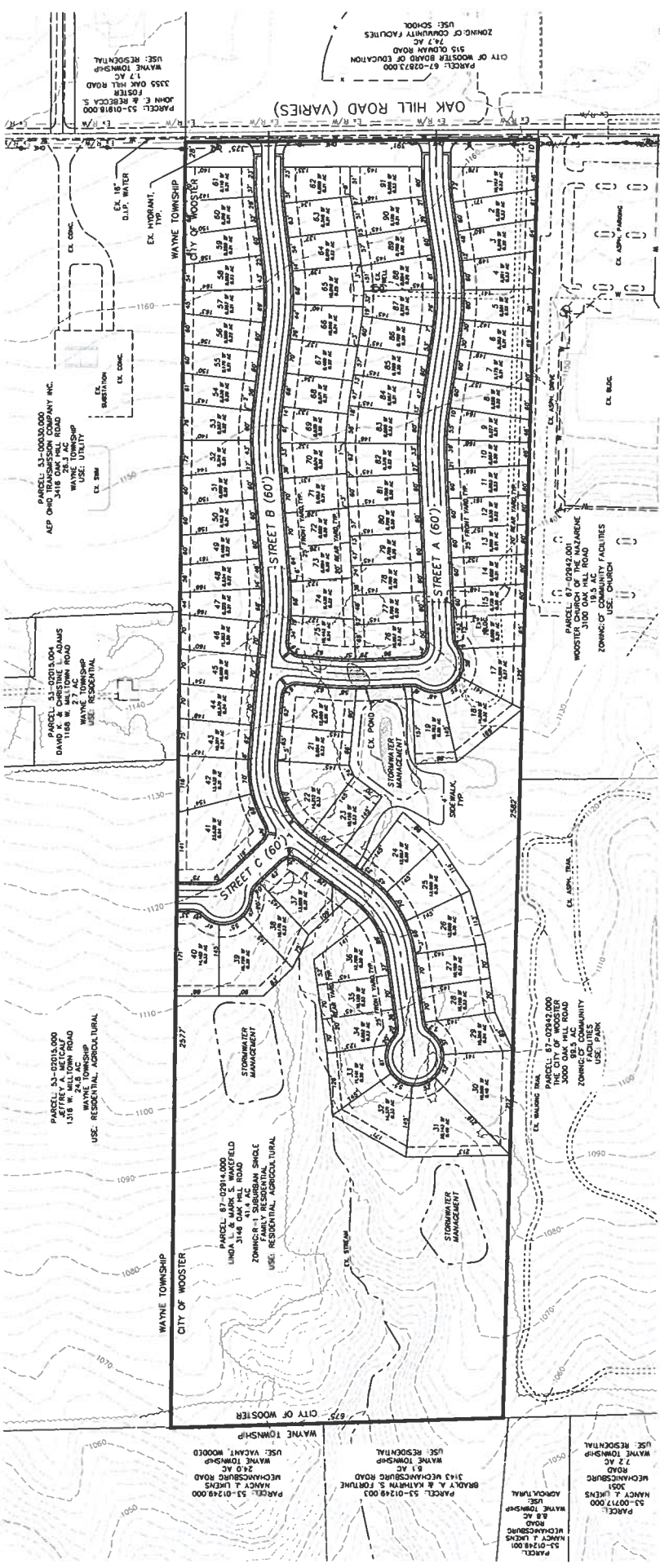
PRELIMINARY SUBDIVISION PLAN
FOR
WAKEFIELD SUBDIVISION
CITY OF WOOSTER, COUNTY OF WAYNE,
STATE OF OHIO

DAVEY Resource Group
13330 WOODBURN ROAD, P.O. BOX 113
WOOSTER, OHIO 44691
PHONE: 330.263.8800 FAX: 330.263.7300

SCALE (IN FEET)
1" = 100'

PROPOSED SITE PLAN

PRELIMINARY SUBDIVISION PLAN
WAKEFIELD SUBDIVISION
PROJECT NUMBER
DATE
2017-06-17
2



SHEET INDEX:
SHEET 1 EXISTING SITE CONDITIONS PLAN
SHEET 2 PROPOSED SITE PLAN

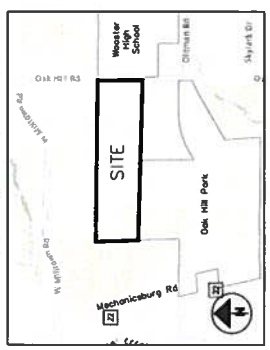
DESIGN ENGINEER:
DAVEY RESOURCE GROUP
1330 SHARON COPLEY ROAD
WOOSTER, OHIO 44691
SHARON CENTER, OHIO 44274
SARIS SCHMIDT, P.E.
330-263-8800



SUBMITTAL INDEX	DATE
1	08/17/2021

SHOWN:
8,700 SF
60' MIN. LOT WIDTH AT BUILDING LINE: 70'
5' MIN. FRONT YARD;
25' MIN. FRONT YARD;
5' MIN. SIDE YARD;
7.5' MIN. REAR YARD;
20' MIN. REAR YARD;
30% MAX. LOT COVERAGE;
30% MAX. BUILDING COVERAGE;
35' MAX. BUILDING HEIGHT;

SITE INFORMATION:
SITE LOCATION: 3148 OAK HILL ROAD, WOOSTER, OHIO 44691
PARCELS: 67-02914.000 41.4 AC
PROPOSED LOTS: 91
DENSITY: 2.2 UNITS PER AC
ZONING: R-1 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT
EIER CODE: 8,700 SF
MIN. LOT AREA: 8,700 SF
MIN. LOT WIDTH AT BUILDING LINE: 70'
MIN. FRONT YARD: 5'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 5'
MIN. REAR YARD: 7.5'
MIN. REAR YARD: 20'
MAX. LOT COVERAGE: 30%
MAX. BUILDING COVERAGE: 30%
MAX. BUILDING HEIGHT: 35'



PC-21-22 Property Owners List 6-22-21

Owner Name	Address	City
ADAMS DAVID K & CHRISTINE L S/T	1168 W MILLTOWN RD	WOOSTER OH 44691
AEP OHIO TRANSMISSION COMPANY INC	PO BOX 16428	COLUMBUS OH 43216
BOARD OF EDUCATION WOOSTER CITY	144 N MARKET ST	WOOSTER OH 44691
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LIKENS NANCY J	3051 MECHANICSBURG RD	WOOSTER OH 44691
METCALF JEFFREY A	1316 W MILLTOWN RD	WOOSTER OH 44691
WOOSTER CHURCH OF THE NAZARENE	3100 OAK HILL RD	WOOSTER OH 44691

RESOLUTION NO. 2021-49

A RESOLUTION APPROPRIATING ADDITIONAL FUNDS FOR
DIX EXPRESSWAY REHABILITATION AND ALLOWING FOR
IMMEDIATE ENACTMENT

WHEREAS it is necessary to repair the Dix Expressway and such repairs were previously authorized; and

WHEREAS, additional funds are necessary for this project and must be appropriated.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The amount of \$78,335.00 is appropriated from the unappropriated General Fund (100) balance to the Interfund Cost Center, with a related transfer to the Capital Improvements Fund (301), where it is hereby appropriated.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 3. This Resolution is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st Reading: _____ 2nd Reading: _____ 3rd Reading: _____

Passed: _____

Vote: _____

Attest: _____

Clerk of Council

President of Council

Approved: _____, 2021

Mayor

Introduced by: Bill Bostancic

#1

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested September 20, 2021
Project Name Major Rehab Design Build the Dix Expressway	Estimated Total Funds/Costs \$78,334.40 Capital Fund
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? This legislation is a request to appropriate funds.	
Description of Request This is a request to appropriate additional capital funds for ODOT's Major Rehab of the Dix Expressway. ODOT bid out the Dix Rehab project and the bids came in higher than the original estimate. Therefore, the City owes an additional \$78,334.40 for a total of \$385,444.40 for our share of the \$31,000,000 plus project.	
Justification / Benefits The City has already committed \$307,110 to the project.	
Will this Project affect the City's Operating Costs This project will lower operation and maintenance costs since the City is responsible for maintaining the Dix.	
What Alternatives Exist and what are the Implications of the Alternatives No alternatives	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is required to allow payment to ODOT in a timely fashion per their request.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 2, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

RESOLUTION NO. 2021-50

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 NORTH WALNUT STREET, AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, it is necessary to place a sanitary sewer main to replace existing infrastructure on North Walnut Street from North Street to just south of Larwill Street; and

WHEREAS, the funds necessary for this project have been budgeted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Director of Administration is hereby authorized to enter into a contract with the lowest and best bidder for the installation of a sanitary sewer main.

SECTION 2. The cost shall not exceed the amount appropriated.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Resolution is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

Introduced: _____ Passed: _____ Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2021

Mayor

Introduced by: David Silvestri

2
2021-50

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division: Engineering	Meeting Date Requested September 20, 2021
Project Name North Walnut Street Sanitary Sewer Replacement Project	Estimated Total Funds/Costs \$55,000 Sanitary Sewer Fund
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request This is a request to authorize the advertisement for bids and to enter into a contract with the lowest and best bidder for the placement of a sanitary sewer main on Walnut Street from North Street to just south of Larwill Street. This project involves the replacement of approximately 375 linear feet of an existing 6" Vitrified Clay sanitary sewer pipe with a new 8" PVC pipe and 2 sanitary manholes. The project will service the 5 new townhouses being constructed just south of Larwill Street. All of the engineering design, construction administration and inspection will be performed in-house by the engineering staff.	
Justification / Benefits The project will replace an existing undersized sanitary sewer line.	
Will this Project affect the City's Operating Costs This project should lower operation and maintenance costs.	
What Alternatives Exist and what are the Implications of the Alternatives We could do nothing and continue to perform maintenance as needed on the undersized shared lateral.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to bid this project as early as possible in order to obtain the best possible bids.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 8, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

#3
7021-51

Request for Agenda Item

Authorization for Bid



Purchase Capital Item



Non-Capital



Division: Engineering	Meeting Date Requested September 20, 2021
Project Name 2021/2022 Concrete Street Repairs	Estimated Total Funds/Costs \$1,500,000.00 Capital Improvement Funds
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? As we have done in the past, in order to utilize our tax funds for infrastructure projects, Engineering is requesting an additional appropriation of \$1,500,000 for concrete street repair in 2021. The reason for the concrete road submission at this time, instead of additional asphalt road improvements, is as follows: 1. We are able to get a set of concrete repair construction plans together quicker than an asphalt roadway project, and be able to move forward this year with a project. 2. A concrete contractor could still do some work this year on the project if they have personnel available. Most asphalt companies' schedules are full for the remainder of 2021. 3. The concrete contractor can start earlier next year compared to an asphalt company. This helps with scheduling Engineering inspectors. and 4. The City's asphalt repair list will be submitted with the 2022 budget request, with the intention of a spring project.	
Description of Request This is a request to appropriate funds and to authorize the advertisement for bids and to enter into a contract with the lowest and best bidder for concrete repairs on Northwestern, Hamilton, Linden, Douglas, Beechwood, Wildwood, Jewel Cross, Logan Ln, Northridge, Colton, Wedgewood Way, Brooke Way, Carriage, Melanie, Concord, Ryan Ct, Rumbaugh Cr, Bloomington Dr, Tanglewood, Townsend, Edwards, Neal and Lee as well as other concrete streets. This project will complete repairs to the concrete streets. All of the design Engineering, construction administration and inspection will be performed by the engineering staff.	
Justification / Benefits This work will reduce the time and materials the City's maintenance department will spend on spot repairs.	
Will this Project affect the City's Operating Costs This project will reduce maintenance costs by replacing deteriorated concrete.	
What Alternatives Exist and what are the Implications of the Alternatives We can do nothing, and continue to patch holes as best as possible.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to bid this project as early as possible.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 8, 2021

ORDINANCE NO. 2021-33

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR
THE IMPROVEMENT OF WEST HIGHLAND AVENUE AND
ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, this Council adopted Resolution No. 2020-03, declaring the necessity of making the improvement described in Section 1 (the Resolution of Necessity) which improvement has been completed and the final cost determined;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, WAYNE COUNTY, OHIO, that:

SECTION 1. The special assessments for the cost and expense of improving West Highland Avenue shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of damages resulting from the improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating, and otherwise acquiring therefore any required real estate or interests therein, expenses of legal services including obtaining legal opinions, cost of labor and material, and interest on securities issued in anticipation of the levy and collection of the special assessments, or, if securities in anticipation of the levy of the special assessments are not issued, interest at a rate not to exceed 6% per year on monies advanced by this City for the cost of the improvement in anticipation of the levy of the special assessments, together with all other necessary expenditures.

SECTION 2. This Council finds and determines that the special assessments do not exceed the actual cost of the improvement and are in the same proportion to the estimated assessments as the actual costs of the improvement are to the estimated costs of the improvement.

SECTION 3. The special assessment against each lot or parcel of land shall be payable, in whole or in part, in cash or by check within 30 days after the passage of this ordinance, or at the option of the owner in fifteen annual installments with interest at the rate of 6.0 % per year, which interest rate is determined by this Council to be substantially equivalent to the fair market rate that would have been borne by securities issued in anticipation of the collection of the special assessments if those securities had been issued by this City. All cash payments shall be made to the Director of Finance of this City. All special assessments remaining unpaid at the expiration of those 30 days shall be certified by the Clerk of Council to the County Auditor as provided by law to be placed on the tax duplicate and collected as taxes are collected.

4
 OKD 2021-33

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested September 20, 2021
Project Name West Highland Assessments	Estimated Total Funds/Costs:
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request This is a request to levy assessments for the property owner's portion of the improvements related to the West Highland Reconstruction Project. The Resolution of Necessity (Res. 2020-03) passed by Council on 1-6-2020. Council approved the recommendation of the Equalization Board on 3-16-2020 with Resolution 2020-17. Council also passed the Resolution to Proceed (Res. 2020-18) on 3-16-2020. The project costs paid and estimate at the time of the Resolution of Necessity totaled \$1,285,000.00. Actual final expenditures upon project completion totaled \$1,120,264.05 (13% reduction). A detailed cost summary and funding allocation summary is attached.	
Justification / Benefits	
Will this Project affect the City's Operating Costs	
What Alternatives Exist and what are the Implications of the Alternatives	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Bonds will need to be issued upon finalizing the property owner's unpaid assessment amounts.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 8, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

FINAL COST
and
ONE-THIRD CERTIFICATE

I certify that:

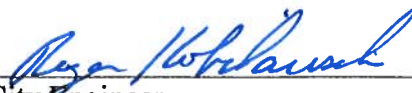
1. Based on actual construction costs for improving W. Highland Avenue from Tatum lane to Oak Hill Road by grading, draining, widening, paving, resurfacing, constructing curbs, gutters, sidewalks and driveway approaches, constructing a turning lane, installing storm sewers, catch basins, manholes, water mains, fire hydrants, and traffic control signs and devices, and acquiring any real estate and interests therein required thereby, all together with the necessary appurtenances thereto, in accordance with Resolution No. 2020-03, adopted January 6, 2020 (the Resolution), the aggregate final cost of that improvement, including the costs specified in Section 727.08 of the Revised Code and all other necessary expenditures, is at least \$1,285,000.00.

2. A portion of the costs of the improvement were paid from a grant received by the City. With respect to the remaining costs of the improvement, the portion of those costs to be assessed in accordance with Resolution No. 2020-03, passed January 6, 2020, is \$115,650.00. Accordingly, the remaining amount is allocated to the City pursuant to the Resolution.

3. The estimated special assessments filed pursuant to the Resolution and approved by another Resolution has been revised and aggregate in amount of \$103,836.96; those revised assessments do not exceed the actual cost of the improvement and do exceed the limits established in the Resolution. Those revised special assessments were filed by me in the office of the Clerk of Council of this City before the commencement of the meeting of City Council on September 20, 2021.

4. No special assessment for the improvement, together with all other special assessments levied within a period of five years preceding the anticipated date of passage of the assessing ordinance for the improvement, exceeds one-third of the actual value of the property, including improvements thereon, as enhanced by the improvement. This certification is based on the revised special assessments and the final costs of the improvement as stated above.

Dated: September 20, 2021



City Engineer
City of Wooster, Ohio

City of Wooster
W. Highland Avenue Reconstruction
Preliminary Assessment Calculation

Total Project Costs

Construction Costs	\$1,285,000.00
Construction Contingency	
Surveying and Right-of-Way	
Acquisition Services	
Acquisition Costs	
	\$1,285,000.00

Total Project Resources

OPWC Grant	\$361,218.00
Water Fund	\$130,000.00
Sanitary Fund	\$100,000.00
Storm Fund	\$125,000.00
Capital Improvements*	\$453,132.00
Assessments (Non-City)*	<u>\$115,650.00</u>
	\$1,285,000.00

Total of Assessments = **\$115,650.00**

Percentage of Assessments to Total Project Cost = **9.00%**

Determination of Eligible Assessment Amount

Total Project Costs	\$1,285,000.00
Less 2%	\$25,700.00
Less Intersection Amounts	<u>\$0.00</u>
Eligible Assessment Amount	\$1,259,300.00

City of Wooster
W. Highland Avenue Reconstruction
Final Assessment Calculation

Final Total Project Costs

Construction Costs	\$1,094,229.05
Construction Contingency	\$26,035.00
Surveying and Right-of-Way	\$13,500.00
Acquisition Services	\$14,000.00
Acquisition Costs	<u>\$5,980.00</u>
	\$1,153,744.05

Percentage of Preliminary Assessments to Estimated Total Project Cost¹ = 9.00%

Final Assessment Total (Final Total Project Costs x percentage above) = \$103,836.96

Total Assessment Footage = 3402.01 ft

Final Assessment per Front Foot = \$30.52

¹ Estimated cost was \$1,285,000 and the total of the preliminary assessments was \$115,650.

RESOLUTION NO. 2021-52

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF A MULTI-USE PATH ALONG MILLTOWN ROAD FROM FRIENDSVILLE ROAD TO MELROSE DRIVE AND FOR SHORT DISTANCES NORTH AND SOUTH ON MELROSE, AND PROVIDING FOR IMMEDIATE ENACTMENT

WHEREAS, Section 5501.03 (C) of the Ohio Revised Code provides that the Director of the Ohio Department of Transportation (ODOT) may coordinate the activities of the Department with other appropriate public authorities and enter into contracts with such authorities as necessary to carry out its duties, powers and functions; and

WHEREAS, The Ohio Department of Transportation has committed to funding 93% of the construction costs for this project in FY 2024 with remaining costs to be budgeted in FY 2024.

WHEREAS, the LPA (Local Public Agency), the City of Wooster, has received funding approval for the project listed above from the Program Manager having responsibility for the federal/state funds involved, and

WHEREAS, it is the mutual desire of both ODOT and the LPA to have the LPA serve as the responsible lead agency for the administration of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Director of Administration is authorized to enter into an agreement with ODOT to facilitate the construction of a multi-use path along Milltown Road from Friendsville Road to Melrose Drive and for short distances south and north on Melrose. This will complete the connection between the Loop Phase 2 project and Melrose Drive.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 3. This Resolution is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that an agreement with the Ohio Department of Transportation ODOT is necessary to begin the plan approval process; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law. This Resolution shall take effect and be in full force from and after the earliest date allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2021 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2021
Mayor

Introduced by: Bill Bostancic

#5
2021-52

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested September 20, 2021
Project Name Wooster Loop Phase 3	Estimated Total Funds/Costs:
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? Funding for this project will be included in the 2024 Appropriation Budget.	
Description of Request This is a request to authorize the Director of Administration to into a cooperative agreement with the Ohio Department of Transportation (ODOT) for the construction of a multi-use path along Milltown Road from Friendsville Road to Melrose Drive and for short distances south and north on Melrose. This will complete the connection between the Loop Phase 2 project and Melrose Drive.	
Justification / Benefits The Ohio Department of Transportation has committed to funding \$836,000 of the \$903,391.82 project costs.	
Will this Project affect the City's Operating Costs This project will have no effect on the Coty's operating budget.	
What Alternatives Exist and what are the Implications of the Alternatives We could do nothing and turn down the grant funds.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances: This is a request to accept funds already awarded for this project and is a requirement of the funding process.	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not required but earlier passage would allow the return of the signed agreement to ODOT in a timely manner per their request. It would also allow the City to proceed with the project.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 8, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

RESOLUTION NO. 2021-53

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE REPLACEMENT OF THE WATERLINE ON E. SOUTH STREET AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS it is necessary to replace the waterline on E. South Street between Bever Street and just east of the railroad tracks, including replacing 13 water services and four fire hydrants, and the cost thereof is budgeted for 2021; and

WHEREAS, this City Council hereby determines that prompt action is necessary to begin the process of implementing this improvement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Director of Administration is hereby authorized to advertise for bids and enter into a contract with the lowest and best bidder for the above-described improvements.

SECTION 2. Such contract will not exceed the amount appropriated.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council, in compliance with the law.

SECTION 4. This Resolution is declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

Introduced: _____ Passed: _____ Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2021

Mayor

Introduced by: David Silvestri

Request for Agenda Item

4
2021-53

Authorization for Bid



Purchase Capital Item



Non-Capital



Division: Engineering	Meeting Date Requested September 20, 2021
Project Name E. South Street Waterline Replacement Project	Estimated Total Funds/Costs \$305,000 Water Fund
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request This is a request to appropriate funds and to authorize the advertisement for bids and to enter into a contract with the lowest and best bidder for the replacement of the waterline on E. South Street between Bever Street and just east of the railroad tracks. This project involves the replacement of approximately 1,200 linear feet of 4" cast iron W/L with a history of breaks. The replacement pipe shall be 12" ductile iron pipe. The project includes replacing 13 water services and 4 fire hydrants. All of the engineering design, construction administration and inspection will be performed in-house by the engineering staff.	
Justification / Benefits The project will replace an aging 4" waterline with a history of breaks and failed flow tests to help improve the overall water quality in the area. It will also provide adequate fire flow for the immediate neighborhood.	
Will this Project affect the City's Operating Costs This project should lower operation and maintenance costs.	
What Alternatives Exist and what are the Implications of the Alternatives There are no alternatives, there is a lack of water flow for both domestic and fire.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension of the rules is not necessary but earlier passage would allow the opportunity to bid this project as early as possible in order to obtain the best possible bids.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 8, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

RESOLUTION NO. 2021-54

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), TO ACCEPT AND APPLY SUCH FUNDS IF AWARDED, AND TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH, AND ALLOW FOR IMMEDIATE ENACTMENT

WHEREAS, the Ohio Public Works Commission ("OPWC"), through the State Capital Improvement Program, provides financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Wooster is planning to make capital improvements to construct a gravity sanitary sewer from the existing Wal-Mart lift station along Friendsville Road to Cleveland Road, with the total cost of the project estimated to be \$1,400,000.00, of which the OPWC would fund approximately \$500,000.00 with the remaining funds to be budgeted for 2023; and

WHEREAS, the infrastructure improvement project hereinabove described is considered to be a priority need for the community and is a qualified project under the OPWC programs

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Mayor is hereby authorized to apply to the OPWC for grant monies as described above, and if such funds are awarded, to appropriate and apply the funds as indicated.

SECTION 2. The City, by its Mayor, is further authorized to execute any necessary documents in connection therewith for obtaining this financial assistance.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Resolution is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that time is of the essence in making a timely application for the funds described above; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2021 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2021
Mayor

Introduced by: David Silvestri

#7
2021-54

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division: Engineering	Meeting Date Requested September 20, 2021
Project Name Wal-Mart Gravity Sewer Project OPWC Application	Estimated Total Funds/Costs \$1,400,000. If approved, the Ohio Public Works Commission would fund \$500,000 of the project costs with grant funds.
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? This application would be for construction in 2023 with the City's portion budgeted in FY 2023. The remaining funds will come from the Sanitary Sewer Fund.	
Description of Request This is a request to authorize application for and acceptance of grant money from the Ohio Public Works Commission for the construction of a gravity sanitary sewer from the existing Wal-Mart lift station along Friendsville Road to Cleveland Road. This project will make it possible to eliminate the lift station and all its maintenance requirements.	
Justification / Benefits This project will eliminate the existing lift station along Friendsville Road.	
Will this Project affect the City's Operating Costs Yes, this project will actually reduce the City's operating costs since maintenance costs will be reduced.	
What Alternatives Exist and what are the Implications of the Alternatives We can do nothing, and turn down the grant funds. We could postpone the project, which will push other projects further into the future, will cost more as construction costs increase, and have no guarantee of future grant funding. We could proceed with the project using interest accruing financing methods.	
Is this a Sole Source Bid or Non-Bid Situation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: OPWC is the only agency offering grant funding at this time.	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons OPWC funding application will be prepared for submission but final approval depends on this legislation being passed as soon as possible.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Roger Kobilarcsik	Date: September 8, 2021
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

ORDINANCE NO. 2021-34

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO I-1 (OFFICE /LIMITED INDUSTRIAL) FOR PROPERTY LOCATED ON MELROSE DRIVE

WHEREAS, an application has been duly filed by Jonathan Millea with the Planning Commission of the City of Wooster requesting the re-zoning of 13.893 acres of land known as Parcel Number 67-01307.002, from R-2 (Single Family Residential) to I-1 (Office/Limited Industrial); and

WHEREAS, at its September 2, 2021, meeting, and after a public hearing in accordance with law, the Planning Commission voted unanimously to recommend to the City Council that the proposed re-zoning of the property from R-2 (Single Family Residential) to I-1 (Office/Limited Industrial be approved; and

WHEREAS notice of a public hearing by the City Council on this re-zoning has been duly given, and a public hearing has been held, all in accordance with law; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, known as the Zoning Ordinance, is amended so as to re-zone land, 13.893 acres of land known as Parcel Number 67-01307.002, from R-2 (Single Family Residential) to I-1 (Office/Limited Industrial) as appears on the attached map.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading _____ 2nd reading _____ 3rd reading _____

Passed: _____, 2021 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2021
Mayor

Introduced by: Craig Sanders

#8 OKD 2021-34

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Planning and Zoning	Meeting Date Requested 9/20/21
Project Name Melrose Drive Rezoning	Estimated Total Funds/Costs NA
Is Full Amount Budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded?	
Description of Request Jonathan Millea requesting approval of a Zoning Map Amendment to change the zoning of a property on the east side of Melrose Drive with parcel number 67-01307.002 from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial). The Planning Commission held a public hearing on the application on 9/2/21 and voted unanimously (4-0) to recommend approval of the rezoning application to City Council. The application will also require a public hearing before City Council.	
Justification / Benefits As found by both Planning and Zoning Division Staff and the Planning Commission, the proposed I-1 zoning is appropriate for the property and meets the Zoning Map Amendment review criteria. The proposed I-1 zoning will provide the opportunity for light industrial, research and development, or office development within the current city limits on a site with available utilities. In addition, the proposed zoning will be compatible with the area, which is adjacent to industrial zoning on two sides, and is consistent with the City of Wooster Comprehensive Plan.	
Will this Project affect the City's Operating Costs No.	
What Alternatives Exist and what are the Implications of the Alternatives If the current zoning is left unchanged, the property could be utilized as permitted in the R-2 zoning district, which predominantly allows detached single-family residential homes.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Andrew Dutton	Date: 9/2/21
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	



PLANNING COMMISSION APPLICATION INFORMATION SHEET

Application Number

PC-21-28

Scheduled Meeting Date

September 2, 2021

Application Type

Zoning Amendment - Map

Property Location

The east side of Melrose Drive with parcel number 67-01307.002

Property Information

Acreage: 13.893

Zoning: R-2 (Existing) I-1 (Proposed)

Property Owner

City of Wooster

Applicant

Jonathan Millea

Applicant's Project Description

This proposal seeks to change the zoning of 13.893 acres on the east side of Melrose Drive from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial). An important part of the Wooster Innovation Park, I-1 zoning is intended as a buffer between existing R-2 uses and the more intensely zoned I-2. The environs, with closer proximity to trees and nearby residential uses along a 35-mph roadway, make the property well-suited for research and development, office, and light-manufacturing uses. Inclusion of the property as part of the park, as always intended to support economic development for the City's benefit, increases the western portion of the park's attractiveness to such uses. The water tower site to the north of the site rests at the crest of a hill, providing a natural buffer to split land uses as this area develops. A buffer along Melrose Drive, and the ability to maintain access to Old Airport Road for any potential freight traffic, will further a well-planned transition between uses.

POSITION: The land is presently vacant farmland. The site is separated from active R-2 uses by Melrose Drive, a 35mph arterial road. A single home, the City of Wooster's water tower site, and farmland exist to the north. To the east, which is currently industrially-zoned farmland, the Wooster Brush Company intends to break ground on a 400,000 to 600,000 facility within the next six months. That site, today owned by the Wooster Growth Corporation, will be exchanged in the weeks ahead for The Wooster Brush Company's vacant 42.625-acre I-1 industrial land to the south, which will become part of the Wooster Innovation Park's available development sites. Critically, a high-tension powerline cuts through both the 13.893 acre site and the vacant industrial land to the south, limiting flexibilities in future building design.

PURPOSE: Through re-zoning the site, the property may be combined with the vacant I-1 industrial land to the south, establishing a total 56.518-acre site (conservation easements cover approximately 7 acres of this area, ensuring greenspace and supporting the concept of a buffer). The combination of the sites will enable greater flexibility in future building design. Access for freight traffic would be established through Old Airport Road. If the two parcels are not developed together as one project, the City may extend a road and utility easement along the western boundary of the neighboring site in order to ensure industrial road access.

HISTORY: This acreage is comprised of property originally acquired by the City of Wooster to support industrial expansion. The northern portion of the site was acquired 3/17/2014 to site a new 1.5MM gallon water tower to support the Old Airport Road industrial area, including the then-proposed Daisy Brand factory project. The southern 9.874 acres were acquired 3/30/2020, as part of a total 138-acre stretch of land to establish an expanded industrial park. A Phase I environmental study was conducted on the property, which included a geotechnical analysis and an archaeological study with concurrence from the State of Ohio's Historic Preservation Office. No significant findings were found and a Phase II was not advised. On 5/17/2021, Wooster City Council passed Ordinance 2021-21, authorizing the transfer of the property to the Wooster Growth Corporation, which is charged with preparing and making the site available for economic development (please see attached exhibit).

A statement of the reason(s) for the proposed amendment and ways in which the proposed amendment relates to the Comprehensive Plan

Objective LU.2 states "Promote continued economic growth along the 585 Corridor through newly planned light industrial and manufacturing, research and development, and office space". The objective also includes a number of action items. The proposed zoning map amendment would provide a site adjacent to the 585 Corridor suitable for economic growth for light industrial, research and development, and office space. As stated in Section 7.4, "As a primary driver of economic opportunities and jobs within the City, further development within East Wooster should continue and expand upon the existing success of the District." As a community-owned industrial site and in combination with the adjacent I-1 land to the south, this request helps to support the strengthening of Wooster's economic base.

Action item LU.7.1. states "One of the clear themes from the public outreach conducted as part of this plan is to put a priority on infill and redevelopment before outward expansion of city boundaries".

The proposed zoning map amendment would direct office/limited industrial growth within the City boundaries, taking advantage of existing heavy industrial-grade utilities.

Agenda Text

Jonathan Millea requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of a property on the east side of Melrose Drive with parcel number 67-01307.002 from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial).



CITY OF WOOSTER
Planning and Zoning Division
538 North Market Street Wooster, OH 44691
Phone: 330-263-5238

September 3, 2021

Dear Jonathan Millea,

At the September 2, 2021 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-21-28, Jonathan Millea requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of a property on the east side of Melrose Drive with parcel number 67-01307.002 from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial), to City Council.

The motion received the necessary votes and the application will be forwarded to City Council with a recommendation of approval from the Planning Commission.

Please feel free to contact me at (330) 263-5238 or adutton@woosteroh.com if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Dutton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Dutton
Planning and Zoning Manager

PC-21-28
Melrose Drive Zoning Map Amendment

Property Owner: City of Wooster
Applicant: Jonathan Millea
Location: The east side of Melrose Drive with parcel number 67-01307.002
Existing Zoning: R-2 (Single-Family Residential)
Proposed Zoning: I-1 (Office/Limited Industrial)
Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from R-2 to I-1

LOCATION AND SURROUNDING USES

The proposed site consists of 13.9 acres located on the east side of Melrose Drive between Springwood Drive and Summerlin Drive. Adjacent properties include the following uses and zoning:

- **North** – Water Tower & Agricultural (R-2)
- **East** – Agriculture (I-2, General Industrial)
- **South** – Undeveloped (I-1)
- **West** – Single & Multi-Family Residential (R-2)



PROPOSED APPLICATION/BACKGROUND

The applicant is proposing the rezoning of the property from R-2 to I-1. As included with the application, the applicant has indicated the purpose of the rezoning is to develop the site for research and development, office, and/or light-manufacturing uses. Submitted documents incorporate a potential easement representing the intent to access the site from Old Airport Road. It should be noted that the southwest corner of the property contains overhead high tension power lines, which run in a northwest-southeast direction.

ZONING DISTRICT INTENT

The R-2 District is established as follows, per Section 1107.05(b)(9)(B.):

The R-2 Single-Family Residential District is established to promote, preserve and protect medium-low density predominantly single-family neighborhoods in the City. Two-family dwellings are restricted to locations where they are designed and located in a manner that is compatible with the existing or proposed residential neighborhood.

The I-1 District is established as follows, per Section 1107.05(f)(6)(A.):

The I-1 Office/Limited Industrial is established to provide for office and industrial uses in areas suitable for such development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems. The intent is to permit office and other uses such as limited light industrial and warehouse activities that are office-like in physical appearance, service requirements, and operational characteristics; uses that can be carried on wholly within enclosed buildings and subject to those regulations necessary to reduce congestion and for the protection of adjacent residential and business activities. This district also permits accessory retail and service uses to serve as support services for the adjacent office/industrial uses. The uses allowed are those that because of their normally unobjectionable characteristics can be operated in relatively close proximity to residential districts.

PERMITTED USES AND STANDARDS

Uses

Table 1109-1 includes a list of all Permitted (P), Permitted with Standards (PS), Conditional (C), and Prohibited (X or not included in the table) principal uses in all zoning districts. An abbreviated Table 1109-1 has been included indicating uses in the R-2 and I-1 zoning districts.

R-2 & I-1 PRINCIPALLY PERMITTED USES		
Use Type	R-2	I-1
Agricultural Uses		
Agriculture (Raising of Crops)	P	P
Agriculture (Livestock)	X	X
Community Gardens	PS	PS
Greenhouses and Nurseries	X	P
Residential Uses		
Cluster Residential Development	X	X
Convent, Monastery, or Other Housing for Places of Worship	X	X
Dormitories	X	X
Dwellings, Multi-Family	X	X
Dwellings, Single-Family Attached	X	X
Dwellings, Single-Family Detached	P	X
Dwellings, Two-Family	C	X
Dwellings, Two-Family Conversion from a Single-Family Dwelling	X	X
Fraternities and Sororities	X	X
Group Homes or Residential Facilities	Section 1109.03	X
Manufactured Home	X	X
Mobile Home	X	X
Skilled Nursing or Personal Care Facilities	X	X
Transitional Housing	X	X

R-2 & I-1 PRINCIPALLY PERMITTED USES		
Use Type	R-2	I-1
Commercial and Offices Uses		
Adult Uses	X	X
Agriculture/Farm Supplies & Sales	X	X
Animal Day Care/Animal Grooming	X	X
Assembly Halls, Membership Clubs, and Conference Centers	X	X
Automated Teller Machine (Stand-Alone)	X	X
Automotive Fuel Sales	X	C
Automotive Repair (Heavy)	X	PS
Automotive Sales and Leasing	X	X
Automotive Service Station & Parts Sales	X	PS
Bars and Taverns	X	C
Bed and Breakfast Establishments	C	X
Business and Professional Offices	X	P
Business Service Establishments	X	P
Campgrounds	X	X
Financial Institutions	X	X
Funeral Homes and Mortuaries	X	X
Hotels or Motels	X	X
Kennels/Animal Boarding	X	C
Live/Work Units	X	X

R-2 & I-1 PRINCIPALLY PERMITTED USES		
Use Type	R-2	I-1
Medical or Dental Clinics/Offices & 24-Hour Urgent Care	X	X
Medical Marijuana Dispensaries	X	X
Microbrewery, Microdistillery, or Microwinery	X	X
Mixed Use Building (with Residential Uses)	X	X
Mobile Home, Commercial Truck, & Recreational Vehicle Sales, Leasing, Service, or Storage	X	X
Parking Garages	X	X
Parking Lots (Principal Use)	X	X
Personal Service Establishments	X	X
Recreation Facilities	X	C
Restaurants	X	X
Retail Commercial Uses	X	X
Service Commercial Uses	X	X
Theaters	X	X
Vehicle Washing Establishment	X	C
Veterinarian Offices/Animal Hospital	X	P
Industrial Uses		
Bulk Storage of Liquids or Grain	X	X
Contractor Offices	X	P
Crematorium	X	X
Data Center	X	P
Machinery & Heavy Equipment Sales, Leasing, and Storage	X	X
Manufacturing and Production (Heavy or Outdoors)	X	X
Manufacturing and Production (Indoors)	X	P
Medical Marijuana Testing & Processing	X	C
Outdoor Storage and Bulk Sales	X	X

R-2 & I-1 PRINCIPALLY PERMITTED USES		
Use Type	R-2	I-1
Printing and Publishing	X	P
Radio and Television Stations	X	X
Recycling Collection/Processing Fac.	X	X
Research and Development Facilities	X	P
Self-Storage Facilities	X	C
Soil and Mineral Extraction Activities	X	X
Warehouses	X	P
Wholesale Sales & Distribution Centers (Indoors)	X	P
Wholesale Sales & Distribution Centers (Outdoors)	X	X
Public and Institutional Uses		
Active Recreational Uses	C	P
Cemeteries	X	X
Colleges and Higher Educational Institutions	X	PS
Community Recreation Facility	C	X
Cultural Facilities and Structures	C	X
Educational Institutions (K-12)	C	X
Essential Services	Exempt per Section 1101.05(b)	
Government Facilities	C	P
Government Offices	C	P
Hospitals	X	C
Nursery Schools or Day Care Centers (Children or Adults)	C	X
Passive Parks, Open Space, & Natural Areas	P	P
Places of Worship	C	PS
Utility Facilities & Buildings	C	P
Wireless Telecommunication Facilities	See Section 1109.03(f)(10)	

Development Standards

Tables 1115-1 and 1115-3 include development standards for the R-2 and I-1 zoning districts:

TABLES 1115-1 AND 1115-3 SITE DEVELOPMENT STANDARDS FOR R-2 AND I-1 ZONING DISTRICTS		
Requirement	R-2	I-1
Minimum Lot Area (Sq. Ft.)	6,500	43,560
Minimum Lot Width at Building Line (Feet)	70	125
Minimum Front Yard Building Setback (Feet)	25	40
Side Yard Building Setback (Feet) – Minimum for Each Side	5	NA
Minimum Side Yard Building Setback (Feet) – Total of Both Sides	15	NA
Minimum Rear Yard Building Setback (Feet)	20	NA
Minimum Side and Rear Yard Building Setbacks from any Nonresidential Zoning District (Feet)	NA	30
Minimum Side/Rear Yard Building Setbacks from any Residential Zoning District (Feet)	NA	50
Maximum Lot Coverage by Buildings	30%	40%
Total Maximum Lot Coverage	40%	NA
Maximum Building Height (Feet)	35	45

District Differences

As indicated above, the R-2 district is predominately a single-family residential district which allows for homes on typically sized residential lots. The I-1 district allows for various office, commercial, and light industrial uses, with more intensive uses requiring additional standards and/or Conditional Use review from the Planning Commission.

COMPREHENSIVE PLAN (2014)

Land Use Objective LU.2

Promote continued economic growth along the 585 Corridor through newly planned light industrial and manufacturing, research and development, and office space.

In Figure 7.14, the Comprehensive Plan shows “East Wooster” as an area in the vicinity of 585, which also incorporates parts of Melrose Drive. The northern boundary of the area is located directly south of the subject property. The rezoning of the subject site would provide an opportunity for further expansion of the corridor to accommodate light industrial, research and development, and office projects.

Land Use Action LU.7.1

Extend the City boundary only when the expansion will result in new targeted economic growth, or serve to accomplish other goals and objectives of the Comprehensive Plan or other City policies. One of the clear themes from the public outreach conducted as part of this plan is to put a priority on infill and redevelopment before outward expansion of city boundaries. The City should put a priority on inward growth prior to outward growth to avoid sprawl development and place unnecessary stress on the existing infrastructure.

The proposed rezoning would result in a site suitable for targeted economic growth with the current City limits capable of providing an opportunity to expand the City’s light industrial, research and development, and office base. The site is located on the edge of an existing industrial area, the 585 corridor, and has access to existing city infrastructure.

REVIEW CRITERIA

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- A. The proposed amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;
- B. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- C. The proposed amendment will promote the public health, safety, and general welfare;
- D. The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
- E. The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
- F. Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
- G. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- H. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
- I. The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- J. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

PLANNING AND ZONING DIVISION STAFF RECOMMENDATION

Staff recommends approval of application PC-21-28 to change the zoning of a property on the east side of Melrose Drive with parcel number 67-01307.002 from R-2 to I-1, as submitted.

Staff's recommendation is based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and does not consider any specific use or plan for the site. It is staff's assessment that:

- The application is consistent with many aspects and objectives of the Comprehensive Plan and provides an opportunity for light industrial, research and development, and office development.
- The proposed zoning is compatible with the area, which is industrially zoned on two sides, and would not result in adverse effects.
- There have been changing conditions to properties to the east with their recent annexation, I-2 zoning, and progressing industrial development.
- The Development Plan review process will sufficiently address the impacts of development in the I-1 zoning district.



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5235 Fax: 330-263-5274

August 17, 2021

Dear Property Owner,

You are receiving this notice because you are an owner of property within 200 ft. of an application that has been submitted to the City of Wooster Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding the application described below, at 6:30 pm on September 2, 2021. The meeting will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio.

PC-21-28: Jonathan Millea requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of a property on the east side of Melrose Drive with parcel number 67-01307.002 from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial).

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting.

For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact:

Andrew Dutton
Planning and Zoning Manager
538 North Market Street, Wooster, Ohio
adutton@woosteroh.com
(330) 263-5238

PC-21-28 Property Owners List 8-17-21

Owner Name	Address	City
AIRWYKE MATTHEW S & JEANETTE D S/T	922 KIEFFER ST	WOOSTER OH 44691
BRERETON CHARLES G & AMY F S/T	5001 BRIDGE ST APT 3445	TAMPA FL 33611
BRICKER MARY E TRUSTEE	1844 NEAL DR	WOOSTER OH 44691
CAMPBELL DONALD	3784 MELROSE DR	WOOSTER OH 44691
GRABILL DAVID A	3724 MELROSE DR	WOOSTER OH 44691
OPLIGER CLYDE E & JEAN S TRUSTEES	2095 E TOLBERT RD	WOOSTER OH 44691
SHEFFAR LISA J & RENEE A DAMICO	1685 SPRINGWOOD DR	WOOSTER OH 44691
THE WOOSTER BRUSH COMPANY	604 MADISON AVE	WOOSTER OH 44691



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691
Phone: 330-263-5235 Fax: 330-263-5274

August 17, 2021

DAILY RECORD

PLEASE PUBLISH August 22, 2021

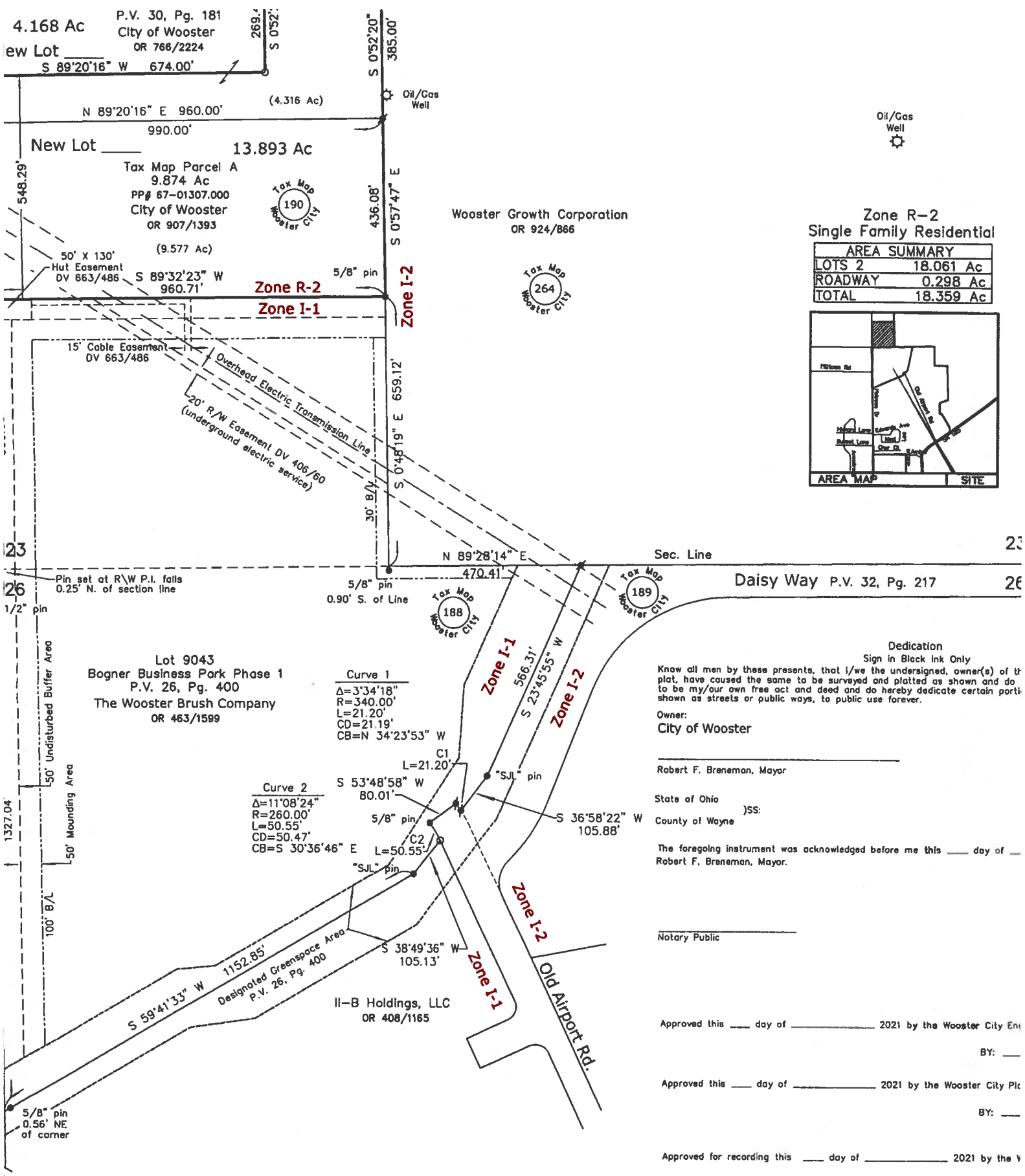
The City of Wooster will hold regular meetings of the Planning Commission and Board of Building and Zoning Appeals on Thursday, September 2nd, 2021. The meetings will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio.

The Planning Commission will hold a public hearing for the following application at their meeting, which will begin at 6:30 pm: PC-21-28, Jonathan Millea requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of a property on the east side of Melrose Drive with parcel number 67-01307.002 from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial).

The Board of Building and Zoning Appeals will hold public hearings for the following applications at their meeting, which will begin at 7:30 pm: BZA-21-22, Brent Eichar requesting an Area Variance from Planning and Zoning Code Section 1123.06(e) to allow a buffer yard without the required screening at 147 Riffel Road in a C-2 (Community Commercial) zoning district, BZA-21-24, Christian Butdorf requesting an Area Variance from Planning and Zoning Code Section 1127.10(c)(8)(C).(vi. and viii.) to allow a hanging sign larger than permitted and internally illuminated at 230 South Market Street in a C-4 (Central Business) zoning district, BZA-21-25, Bea Nadelin requesting an Area Variance from Planning and Zoning Code Section 1115.03(a) to exceed the maximum lot coverage at 212 Spink Street in an R-T (Traditional Residential) zoning district, BZA-21-26, Sharla Menotti requesting an Appeal of an administrative decisions classifying pigs as livestock at 904 Kieffer Street in an R-1 (Suburban Single-Family Residential) zoning district, BZA-21-27, Jason Wolfe requesting an Area Variance from Planning and Zoning Code Section 1125.03(b)(4)(i. and iii.) to allow a driveway within the required setback and exceeding the maximum width at 715 Northwestern Avenue in an R-1 (Suburban Single-Family Residential) zoning district, and BZA-21-28, J. Douglas Drushal requesting a Use Variance from Planning and Zoning Code Section 1109.02(d) to allow a prohibited Personal Service Establishment use, a fitness center, on the northeast corner of Akron Road and Long Road with parcel number 67-00283.006 in an I-1 (Office/Limited Industrial) zoning district.

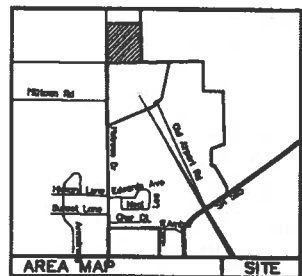
All interested parties are welcome to attend and will be given the opportunity to address the Commission and Board during the public hearing portion of the meetings and submit evidence and written comments with respect to the applications. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids please contact Andrew Dutton, Planning and Zoning Manager, at adutton@woosteroh.com, (330) 263-5238 or 538 North Market Street, Wooster, Ohio.





**Zone R-2
Single Family Residential**

AREA SUMMARY	
LOTS 2	18.061 Ac
ROADWAY	0.298 Ac
TOTAL	18.359 Ac



Dedication
Sign in Black Ink Only

Know all men by these presents, that I/we the undersigned, owner(s) of the plat, have caused the same to be surveyed and platted as shown and do to be my/our own free act and deed and do hereby dedicate certain portions shown as streets or public ways, to public use forever.

Owner:
City of Wooster

Robert F. Breneman, Mayor

State of Ohio)
County of Wayne)SS:

The foregoing instrument was acknowledged before me this ____ day of ____
Robert F. Breneman, Mayor.

Notary Public

Approved this ____ day of ____ 2021 by the Wooster City Eng
BY: ____

Approved this ____ day of ____ 2021 by the Wooster City Plc
BY: ____

Approved for recording this ____ day of ____ 2021 by the V
BY: ____

Received for transfer this ____ day of ____ 2021 by the Way
BY: ____

Fee: _____ BY: ____

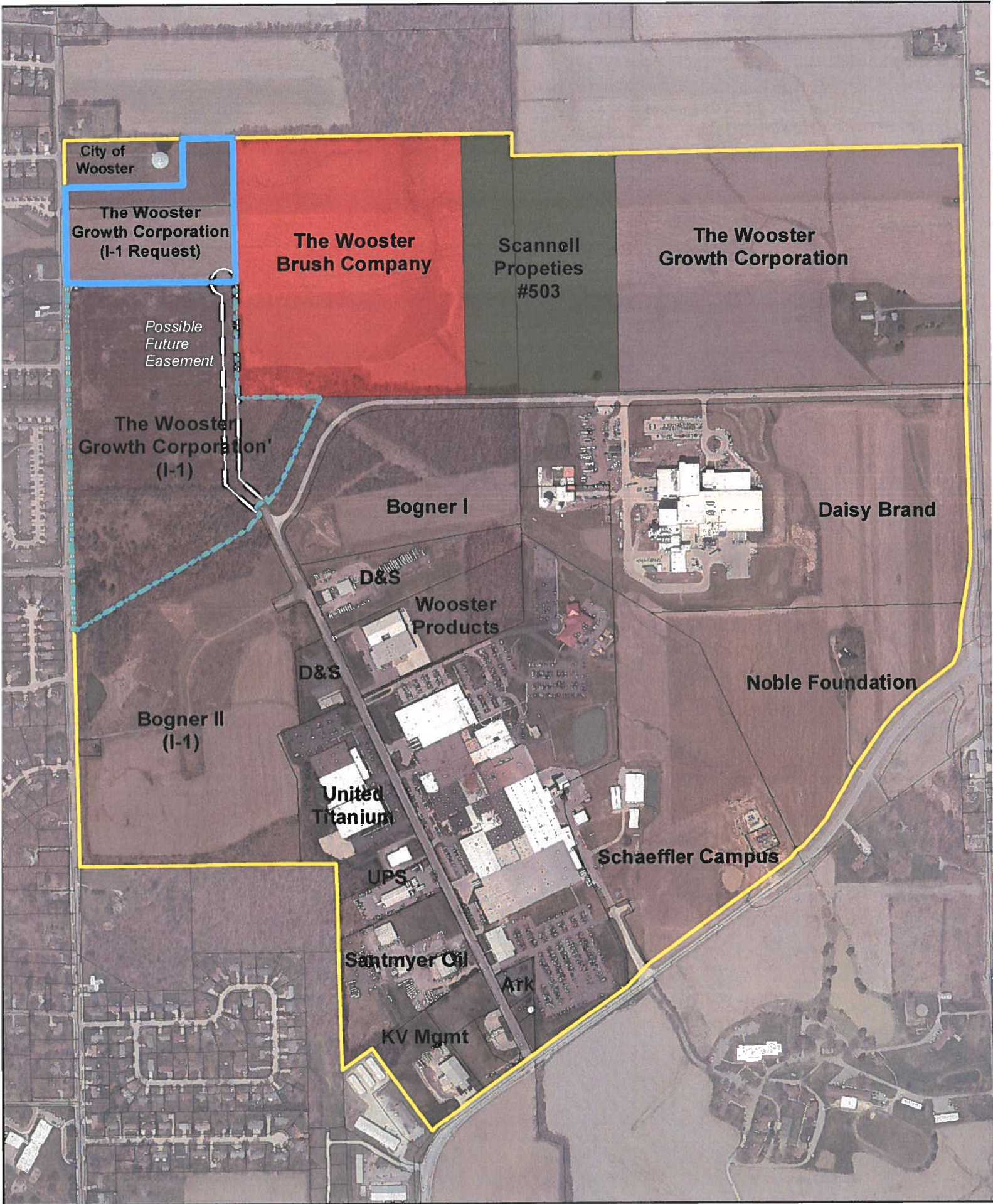
Filed for record in
WAYNE COUNTY, OHIO
JANE CARMICHAEL, RECORDER
DATE _____ AT _____ BY: ____

- SURVEY FINAL CHECK**
- Math/Dwg EAG 6/14/21
 - Spell Check EAG 6/14/21
 - Dwg/Desc n/a
 - Proof Dwg EAG 6/11/21
 - Proof Desc n/a
 - Deeds Checked EAG 6/09/21

I believe this survey to be correct to the best of my knowledge.

Steel pipe located in our prior survey PP-189.

26
26

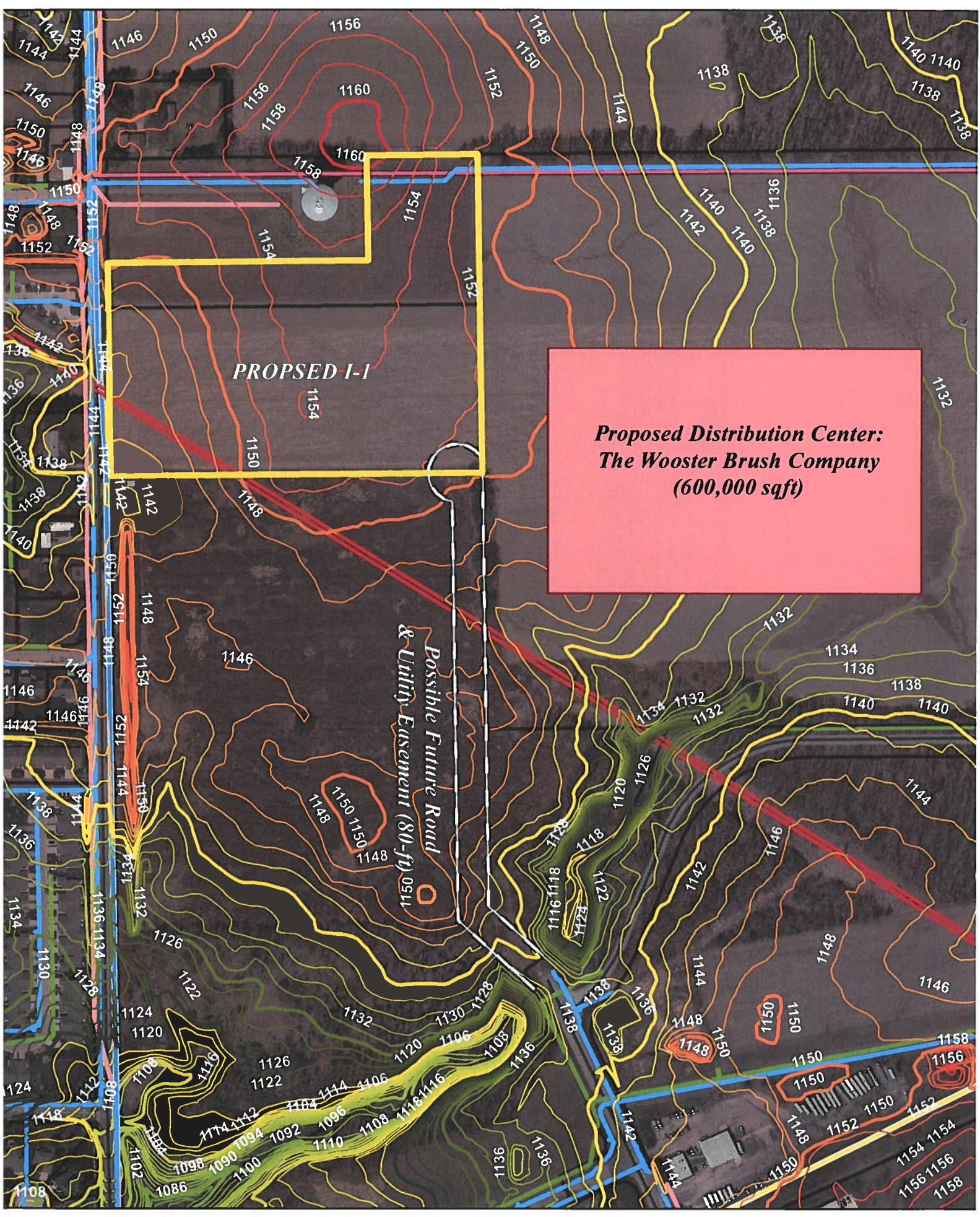


Wooster Innovation Park
A family of business parks

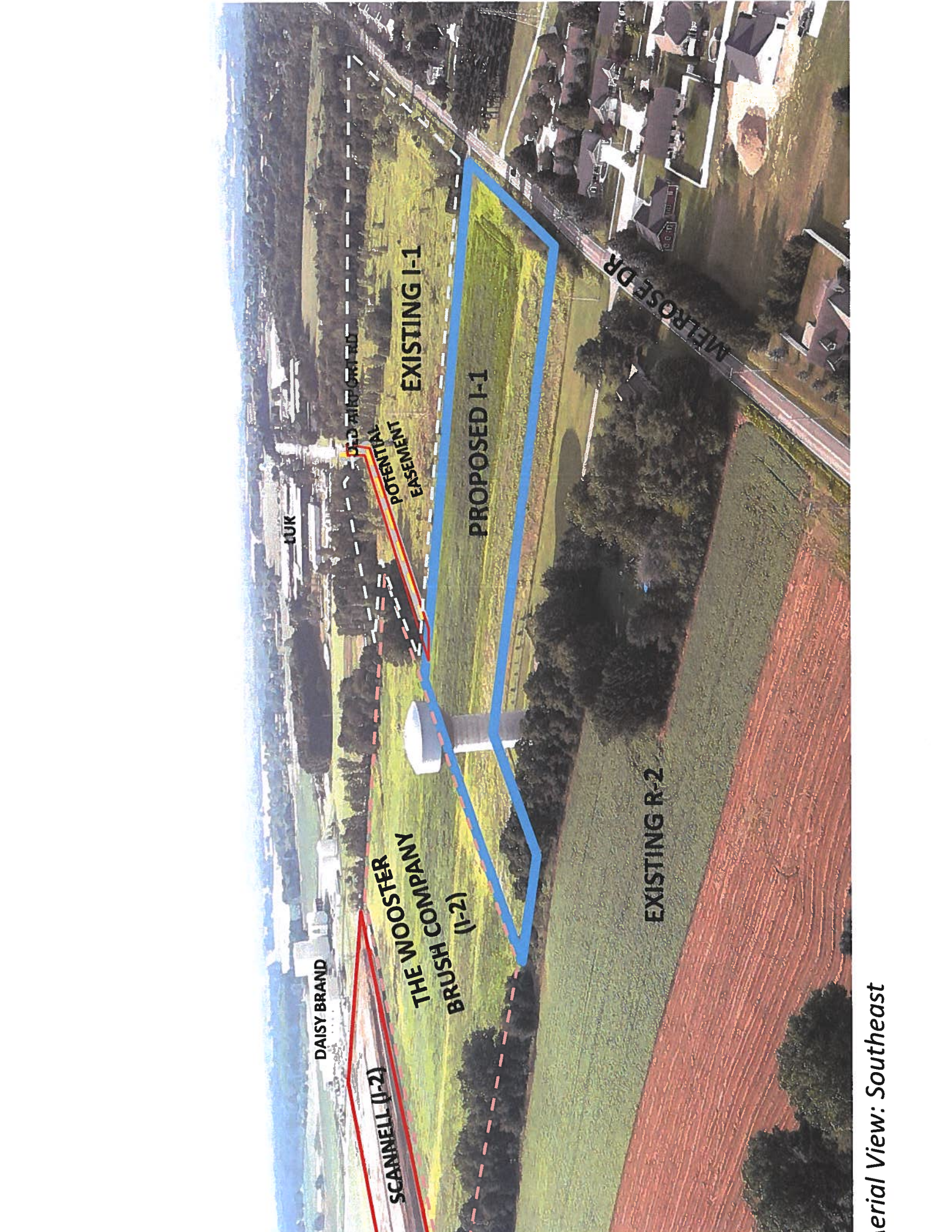
I-1 Request As Part of Wooster Innovation Park



Provided by 8/2021:
City of Wooster
Economic Development



**Proposed Distribution Center:
The Wooster Brush Company
(600,000 sqft)**

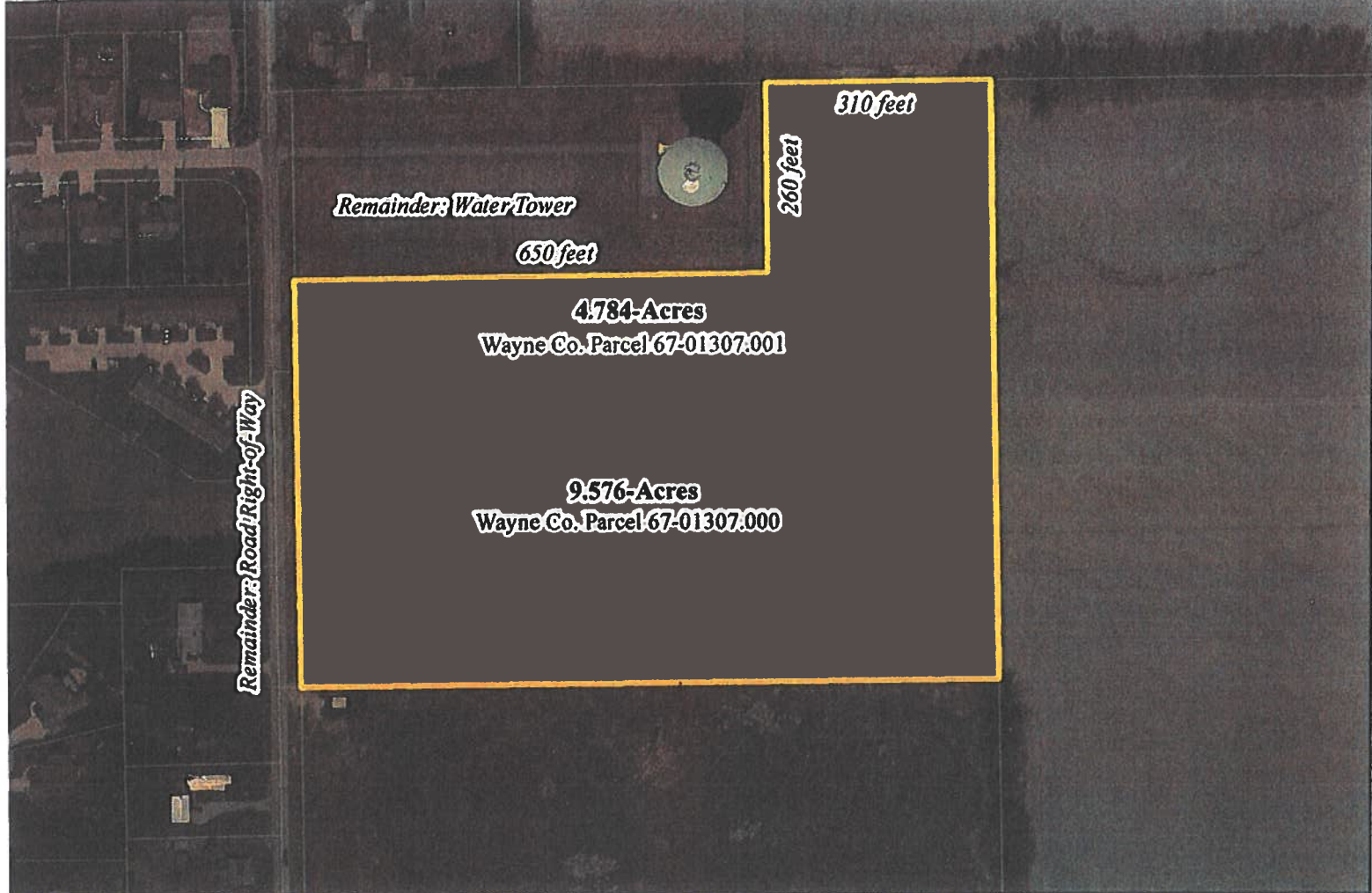


Aerial View: Southeast



Aerial View: Northwest

Proposed Transfer to Wooster Growth (To replat and rezone to I-1):



Wooster Growth Corporation - Status on Wooster Innovation Park Development:



PC-21-28 Property Owners List 8-17-21

Owner Name	Address	City
AIRWYKE MATTHEW S & JEANETTE D S/T	922 KIEFFER ST	WOOSTER OH 44691
BRERETON CHARLES G & AMY F S/T	5001 BRIDGE ST APT 3445	TAMPA FL 33611
BRICKER MARY E TRUSTEE	1844 NEAL DR	WOOSTER OH 44691
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GRABILL DAVID A	3724 MELROSE DR	WOOSTER OH 44691
OPLIGER CLYDE E & JEAN S TRUSTEES	2095 E TOLBERT RD	WOOSTER OH 44691
SHEFFAR LISA J & RENEE A DAMICO	1685 SPRINGWOOD DR	WOOSTER OH 44691
THE WOOSTER BRUSH COMPANY	604 MADISON AVE	WOOSTER OH 44691