**MINUTES**

**CITY OF WOOSTER PLANNING COMMISSION**

**November 4, 2021**

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

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Sheree Brownson, Shawn Starlin, Mike Steiner, and Mark Weaver were present at the meeting. Commission member Grant Mason was absent. Tim Monea, Chief Building Official, was present representing the City of Wooster.

1. **APPROVAL OF THE MINUTES**

Shawn Starlin made a motion to approve the minutes of the October 7, 2021, meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously 6-0.

1. **APPLICATIONS**

***PC-21-40.***

John Fiala requested Final Development Plan approval for the construction of a skilled nursing facility for a site on the north side of Back Orrville Road with parcel number 67-08983.000 in a CF (Community Facilities) zoning district.

John Fiala, 2148 Eagle Pass, stated that the proposed landscaping plan was submitted in the final site design proposal. Mr. Fiala explained that the required seven missing shrubs would be added to the final development plan.

Mike Steiner made a motion to approve application PC-21-40 as presented with the following conditions:

1. Per comments by the City Engineer:

a. Site development must comply with all provisions of the City’s Site Development and Improvement Manual for Storm Water management, current edition.

b. Developer must use the current City of Wooster Engineering Standards

c. Developer must obtain all necessary Engineering Permits and stormwater guarantees.

2. Additional shrubs are planted in accordance with Section 1123.05(a)

3. Fencing as shown receiving approval from the Board of Building and Zoning Appeals for Section 1113.01(e)(8)(H.)(iii.)

Mark Weaver seconded the motion. The motion carried unanimously 6-0.

***PC-21-41.***

Renu Patel requested Conditional Use approval for a medical marijuana dispensary at a property located on the west side of Burbank Road, south of Riffel Road, with parcel number 67-02871.001 in the C-3 (General Commercial) zoning district.

Renu Patel, 5375 Mason Grand Drive, Mason, Ohio, stated that the proposed location would be at 4182 Burbank Road, Unit B, beside the Tractor Supply. Mr. Patel explained that the state reviews the application once approved. Mr. Patel continued that the location needed to meet minimum requirements, with zoning being one of the state requirements. Mr. Patel stated that all of the applicants then enter a lottery, and then every district has a certain number of licenses. Mr. Patel explained the district that the City of Wooster falls into would be awarded three licenses. Mr. Patel continued that the state has stringent security requirements, and the facility would meet all of those security requirements. Mr. Patel stated that the entire product would need to be stored in a vault that is DEA approved.

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

Mark Weaver made a motion to approve application PC-21-41 as presented. Shawn Starlin seconded the motion. The motion carried unanimously 6-0.

***PC-21-42.***

Renu Patel requested Conditional Use approval for a medical marijuana dispensary at a property located on the east side of Burbank Road, south of Riffel Road, with parcel number 67-02027.004 in the C-3 (General Commercial) zoning district.

Renu Patel, 5375 Mason Grand Drive, Mason, Ohio, stated that the proposed would be in the plaza in front of Walmart at 3853 Burbank Road. Mr. Patel explained that there were plenty of parking spaces. Mr. Patel continued that patients would have to be registered with the state, which will control the flow of people. Mr. Patel stated that the dispensary has a preorder system that allows people to preorder ahead of time and pick a time slot to pick the order up, which controls the flow. Mr. Patel explained that people, on average, are in and out in less than 4 minutes.

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

Mike Steiner made a motion to approve application PC-21-42 as presented. Sheree Brownson seconded the motion. The motion carried 4-2. Mark Weaver and Chuck Armbruster voted no.

1. **ADJOURNMENT**

Mr. Armbruster adjourned the meeting.

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**Chuck Armbruster, Chairman**

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**Carla Jessie, Administrative Assistant**