**MINUTES**

**CITY OF WOOSTER PLANNING COMMISSION**

**May 5, 2022**

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

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Sheree Brownson, and Shawn Starlin were present at the meeting. Commission members Grant Mason, Mike Steiner, and Mark Weaver were absent. Vincent Marion, Planning and Zoning Manager, represented the City of Wooster.

1. **APPROVAL OF THE MINUTES**

Sheree Brownson made a motion to approve the minutes of the April 7, 2022, meeting of the Planning Commission. Shawn Starlin seconded the motion. The motion carried unanimously 4-0.

1. **APPLICATIONS**

***PC-22-7.***

Josh Funderburk requested Conditional Use for automotive fuel sales at 310 South Market Street parcel numbers 64-01740.000, 64-01226.000, 64-01739.000, 64-01741.000, and 64-00149.000 in a C-4 (Central Business) Zoning District.

The applicant tabled the application.

***PC-22-10.***

James Worthington requested Conditional Use for Automotive Sales at 3669 Cleveland Road with parcel number 71-00111.000 in a C-3 (General Commercial) zoning district.

James Worthington, 796 East Easton Road, Creston, stated that the small used car dealership was located outside of the city limits and the new landlords have different plans for the building, forcing them to move locations. Mr. Worthington explained that he had owned the business for 2 ½ years. Mr. Worthington continued that the proposed property would be the new location for automotive sales. Mr. Worthington stated that the property had been vacant for several years.

Mr. Armbruster opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application. Mr. Armbruster closed the public hearing.

Sheree Brownson made a motion to approve application PC-22-10 as presented with the following conditions:

1. Obtaining a Zoning Certificate in compliance with the required City of Wooster zoning and development standards.

Kyle Adams seconded the motion. The motion carried 4-0.

***PC-22-11.***

John Long requested Final Development Plan approval for the construction of a 605 square foot coffee drive-thru at 1840 Cleveland Road with parcel numbers 67-00411.000 and 67-00412.00 in a C-2 (Community Commercial) zoning district.

John Long, 3477 Commerce Parkway, stated that the proposal redeveloped the site and constructed a coffee house drive-thru. Mr. Long explained that the applicant would be applying for a variance for the driveway. Mr. Long continued that the driveway entrance would be from the north and exiting to the south, much like the existing driveways.

Kyle Adams made a motion to approve application PC-22-11 as presented with the following conditions:

1. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water management, current edition.
2. Developer must use the current City of Wooster Engineering Standards.
3. Developer to obtain all necessary Engineering Permits and storm water guarantees.

Sheree Brownson seconded the motion. The motion carried 4-0.

***PC-22-12.***

J. Douglas Drushal requested Final Development Plan approval for the construction of 12 tennis courts at 801 E. Wayne Avenue with permanent parcel number 65-02031.000 in a CF (Community Facilities) zoning district.

Mr. Armbruster stated that one of the members would be abstaining from the application and, therefore, would not conduct official business for voting. Mr. Armbruster explained that he wanted to acknowledge a letter from Martha Bollinger concerning the landscaping and the interpretation of the landscaping plan.

Doug Drushal, 225 North Market Street, stated that the applicant was not in a hurry and was okay with tabling the application until the June meeting.

Sheree Brownson made a motion to table the application PC-22-12 until the June 2, 2022 meeting. Kyle Adams seconded the motion. The motion carried 4-0.

1. **ADJOURNMENT**

Mr. Armbruster adjourned the meeting.

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**Chuck Armbruster, Chairman**

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**Carla Jessie, Administrative Assistant**