

CITY COUNCIL AGENDA

June 6, 2022

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 Utilities Committee Report

Public Hearing:

- Annual Tax Budget

VI. UNFINISHED BUSINESS

1. Second Reading – ORDINANCE NO. 2022-11

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO C-3 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED ON AKRON ROAD AND ENTERPRISE PARKWAY (Warden)

2. Second Reading – ORDINANCE NO. 2022-12

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO C-3 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED ON NOBLE DRIVE (Warden)

3. Second Reading – RESOLUTION NO. 2022-20

A RESOLUTION PROVIDING FOR THE ANNUAL TAX BUDGET FOR FISCAL YEAR BEGINNING JANUARY 1, 2023 (Sanders)

4. Second Reading – ORDINANCE NO. 2022-13

AN ORDINANCE AMENDING CHAPTER 105 OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, ENTITLED "WARDS AND BOUNDARIES" (Knapic)

VII. NEW BUSINESS

1. First Reading – RESOLUTION NO. 2022-21

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO THE STATE OF OHIO DEPARTMENT OF DEVELOPMENT FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT AND A CRITICAL INFRASTRUCTURE GRANT; TO ACCEPT SUCH MONIES, IF AWARDED; TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH, AND ALLOWING FOR IMMEDIATE ENACTMENT (Sanders)

2. First Reading – RESOLUTION NO. 2022-22

A RESOLUTION ADOPTING AN UPDATE TO THE CITY OF WOOSTER'S CITIZEN PARTICIPATION PLAN IN CONNECTION WITH COMMUNITY DEVELOPMENT BLOCK GRANT ACTIVITIES IN THE CITY OF WOOSTER, AND ALLOWING FOR IMMEDIATE ENACTMENT
(Sanders)

VIII. MISCELLANEOUS

IX. ADJOURNMENT

ORDINANCE NO. 2022-11

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO C-3 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED ON AKRON ROAD AND ENTERPRISE PARKWAY

WHEREAS, an application has been duly filed by Steve Landers on behalf of J. Baker Industries with the Planning Commission of the City of Wooster requesting the re-zoning of 6.275 acres of land known as Parcel Numbers 67-002030.002 and 67-002030.006, from I-1 (Office/Limited Industrial) to C-3 (General Commercial); and

WHEREAS, at its April 7, 2022, meeting, and after a public hearing in accordance with law, the Planning Commission voted five to two to recommend to the City Council that the proposed re-zoning of the property from I-1 (Office/Limited Industrial) to C-3 (General Commercial) 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, 6.275 acres of land known as Parcel Numbers 67-002030.002 and 67-002030.006, from I-1 (Office/Limited Industrial) to C-3 (General Commercial); and 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 5/16/22 2nd reading _____ 3rd reading _____

Passed: _____, 2022 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2022
Mayor

Introduced by: Jennifer Warden

#1
5/16/22

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

| | |
|--|---------------------------------------|
| Division Planning and Zoning | Meeting Date Requested 5/2/22 |
| Project Name Akron Road, Enterprise Parkway | 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 Steve Landers with J. Baker Industries requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of two (2) properties composed of 6.275 acres with parcel numbers 67-02030.002 and 67-02030.006 on the East Side of Akron Rd., west side of Enterprise Parkway, from I-1 Office/Limited Industrial District to C-3 General Commercial District. The Planning Commission held a public hearing on the application on 4/7/22 and voted 5-2 to recommend approval of rezoning application to City Council. The application will also require a public hearing before City Council. | |
| Justification / Benefits A majority of the Planning Commission members voted to recommend approval of the rezoning from I-1 to C-3. | |
| 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 remains in place, the properties can be utilized as permitted in the I-1 zoning classification. | |
| 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: Vince Marion | Date: 4/8/22 |

Approved for Agenda Yes No



**PLANNING COMMISSION
APPLICATION INFORMATION SHEET**

Application Number

PC-22-1

Scheduled Meeting Date

April 7, 2022

Application Type

Zoning Amendment - Map

Property Location

(PN:67-02030.006) ENTERPRISE PKWY

Property Information

Acreage: 2.06

Zoning: I-1

Property Owner

CHESTERLAND ESTATES PLL

Applicant

steve landers

Applicant's Project Description

change zoning on lots 67-02030.006 & 67-02030.002 from i1 to c3

Agenda Text

Steve Landers with J. Baker Industries requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of two (2) properties composed of 6.275 acres with parcel numbers 67-02030.002 and 67-02030.006 on the East Side of Akron Rd., west side of Enterprise Parkway, from I-1 Office/Limited Industrial District to C-3 General Commercial District.

PC-22-1

**Zoning Map Amendment Parcels 67-02030.06 and 67-02030.002
Between Akron Rd. and Enterprise PKWY. (Merit Dr.)**

Property Owner: Chesterland Estates PLL
Applicant: Steve Landers, Baker Industries
Location: Between Akron Rd. and Enterprise PKWY. Merit Dr. is between the parcels
Existing Zoning: I-1 (Office/Limited Industrial)
Proposed Zoning: C-3 (General Commercial District)
Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from I-1 to C-3

LOCATION AND SURROUNDING USES

The proposed site consists of 6.275 acres located on the east side of Akron Drive and west side of Enterprise Parkway. Merit Drive is between the two parcels. Adjacent properties include the following zoning classifications:

- North – (I-1) Office/Limited Industrial
- East – (I-1) Office/Limited Industrial and (I-2), General Industrial
- South – (I-1) Office/Limited Industrial
- West – (R-1) Single-Family Residential





PROPOSED APPLICATION/BACKGROUND

The applicant is requesting that the above location(s) be rezoned from I-1 to C-3. Within the application, the applicant has indicated the purpose of the request is to develop one of the parcels as a dentist’s office.

ZONING DISTRICT INTENT

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.

The C-3 District is established as follows, per Section 1107.05(e) (4) (C.):

The C-3 General Commercial District is established to accommodate a broad range of commercial services and activities in locations adequately served by major streets and other facilities and to provide a wide range of goods and services to a large consumer population from the larger regional area.

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 C-3 and I-1 zoning districts.

| C-3 and I-1 Principally Permitted Uses | | |
|--|----------|----------|
| Use Type | ? | ? |
| 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 | C | X |
| Dwellings, Single-Family Attached | X | X |
| Dwellings, Single-Family Detached | X | X |
| Dwellings, Two-Family | X | X |
| Dwellings, Two-Family Conversion from a Single-Family Dwelling | X | X |



| Use Type | U | T |
|---|---------------------------|----|
| Fraternalities and Sororities | X | X |
| Group Homes or Residential Facilities | See Section 1109.03(c)(6) | X |
| Manufactured Home | X | X |
| Mobile Home | X | X |
| Skilled Nursing or Personal Care Facilities | PS | X |
| Transitional Housing | C | X |
| Commercial and Offices Uses | | |
| Adult Uses | X | X |
| Agriculture/Farm Supplies and Sales | X | X |
| Animal Day Care/Animal Grooming | P | X |
| Assembly Halls, Membership Clubs, and Conference Centers | PS | X |
| Automated Teller Machine (Stand-Alone) | C | X |
| Automotive Fuel Sales | P | C |
| Automotive Repair (Heavy) | C | PS |
| Automotive Sales and Leasing | C | X |
| Automotive Service Station and Parts Sales | PS | PS |
| Bars and Taverns | P | C |
| Bed and Breakfast Establishments | X | X |
| Business and Professional Offices | P | P |
| Business Service Establishments | P | P |
| Campgrounds | X | X |
| Financial Institutions | P | X |
| Funeral Homes and Mortuaries | P | X |
| Hotels or Motels | P | X |
| Kennels/Animal Boarding | PS | C |
| Live/Work Units | PS | X |
| Medical or Dental Clinics/Offices and 24-Hour Urgent Care | P | X |
| Medical Marijuana Dispensaries | C | X |
| Microbrewery, Microdistillery, or Microwinery | P | X |
| Mixed Use Building (with Residential Uses) | P | X |
| Mobile Home, Commercial Truck, and Recreational Vehicle Sales, Leasing, Service, or Storage | X | X |
| Parking Garages | X | X |
| Parking Lots (Principal Use) | X | X |
| Personal Service Establishments | P | X |
| Recreation Facilities | C | C |
| Restaurants | P | X |



| Use Type | ? | I |
|---|-------------------------------|----|
| Retail Commercial Uses | P | X |
| Service Commercial Uses | P | X |
| Theaters | PS | X |
| Vehicle Washing Establishment | PS | C |
| Veterinarian Offices/Animal Hospital | P | P |
| Industrial Uses | | |
| Bulk Storage of Liquids or Grain | X | X |
| Contractor Offices | X | P |
| Crematorium | X | X |
| Data Center | X | P |
| Machinery and 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 and Processing | X | C |
| Outdoor Storage and Bulk Sales | X | X |
| Printing and Publishing | X | P |
| Radio and Television Stations | X | X |
| Recycling Collection/Processing Facilities | 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 and Distribution Centers (Indoors) | X | P |
| Wholesale Sales and Distribution Centers (Outdoors) | X | X |
| Public and Institutional Uses | | |
| Active Recreational Uses | P | P |
| Cemeteries | X | X |
| Colleges and Higher Educational Institutions | C | PS |
| Community Recreation Facility | X | X |
| Cultural Facilities and Structures | PS | X |
| Educational Institutions (K-12) | P | X |
| Essential Services | Exempt per Section 1101.05(b) | |
| Government Facilities | P | P |
| Government Offices | P | P |
| Hospitals | C | C |



| Use Type | C-3 | I-1 |
|--|----------------------------|-----|
| Nursery Schools or Day Care Centers (Children or Adults) | P | X |
| Passive Parks, Open Space, and Natural Areas | P | P |
| Places of Worship | PS | PS |
| Utility Facilities and Buildings | P | P |
| Wireless Telecommunication Facilities | See Section 1109.03(f)(10) | |

Development Standards

Tables 1115-3 and 1115-4 include development standards for the C-3 and I-1 zoning districts:

| TABLE 1115-3 and 1115-4 : SITE DEVELOPMENT STANDARDS FOR C-3 and I-1 ZONING DISTRICTS | | |
|---|--------|--------|
| | C-3 | I-1 |
| Minimum Lot Area (Square Feet) | 20,000 | 1 acre |
| Minimum Lot Width at the Building Line (Feet) | 100 | 125 |
| Minimum Front Yard Building Setback (Feet) | 30 | 40 |
| Minimum Side and Rear Yard Building Setbacks from any Nonresidential Zoning District (Feet) | 10 | 30 |
| Minimum Side Yard Building Setback from any Residential Zoning District (Feet) | 50 | 50 |
| Minimum Rear Yard Building Setback from any Residential Zoning District (Feet) | 50 | 50 |
| Maximum Lot Coverage by Buildings | 30% | 40% |
| Maximum Building Height (Feet) | 45 | 45 |

District Differences

The C-3 district allows for a variety of commercial uses expecting large consumer activity which generates heavy traffic. 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. The I-1 district regulations are designed to be harmonious when adjacent to residential uses.

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. These parcels are adjacent to the 585 corridor. *The rezoning of the subject site would not be consistent with the Wooster Envisioned Comprehensive Plan. This corridor is to provide an opportunity to accommodate light industrial, research and development, and office projects.*

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 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, stormwater 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 denial of application PC-22-01 to change the zoning of property on the east side of Akron Rd. and west side of Enterprise PKWY with parcel numbers 67-02030.06 and 67-02030.002 from I-1 to C-3, as submitted.

The 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 the staff's assessment that:

- The application is not consistent with the objectives of the Comprehensive Plan by reducing opportunities for light industrial, research and development, and office development.
- The proposed zoning is less compatible with the overall area. The adjacent R-1 zoning on the west side of Akron Rd. is better protected from more incompatible uses with I-1 zoning. With C-3 zoning an opportunity will be created for additional traffic. Commercial, retail, and medical facilities typically generate traffic throughout the day as clients and customers are coming and going. Office/Limited industrial uses tend to have traffic during arrival and departure times of employees. The I-1 (office/limited industrial) use also provides for greater setbacks and buffer areas, providing better protection to the R-1 district. This is significant as there is I-2 (General Industrial District) zoning directly east of the area. This allows for more intense use of the land. The current I-1 zoning provides a better transition between the I-2 district and the R-1 district.
- The two parcels being considered are contiguous to I-1 zoning to the north and south, I-2 and I-1 to the east, and R-1 to the west. Rezoning the two parcels to C-3 could be considered spot zoning, generally frowned upon by the courts.
- An alternative solution is for the applicant to apply to the Board of Zoning Appeals for a use variance on the south parcel.



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5238

March 24, 2022

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 April 7, 2022. The meeting will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio.

PC-22-1 Steve Landers with J. Baker Industries requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of two (2) properties composed of 6.275 acres with parcel numbers 67-02030.002 and 67-02030.006 on the East Side of Akron Rd., west side of Enterprise Parkway, from I-1 Office/Limited Industrial District to C-3 (General Commercial) Zoning District.

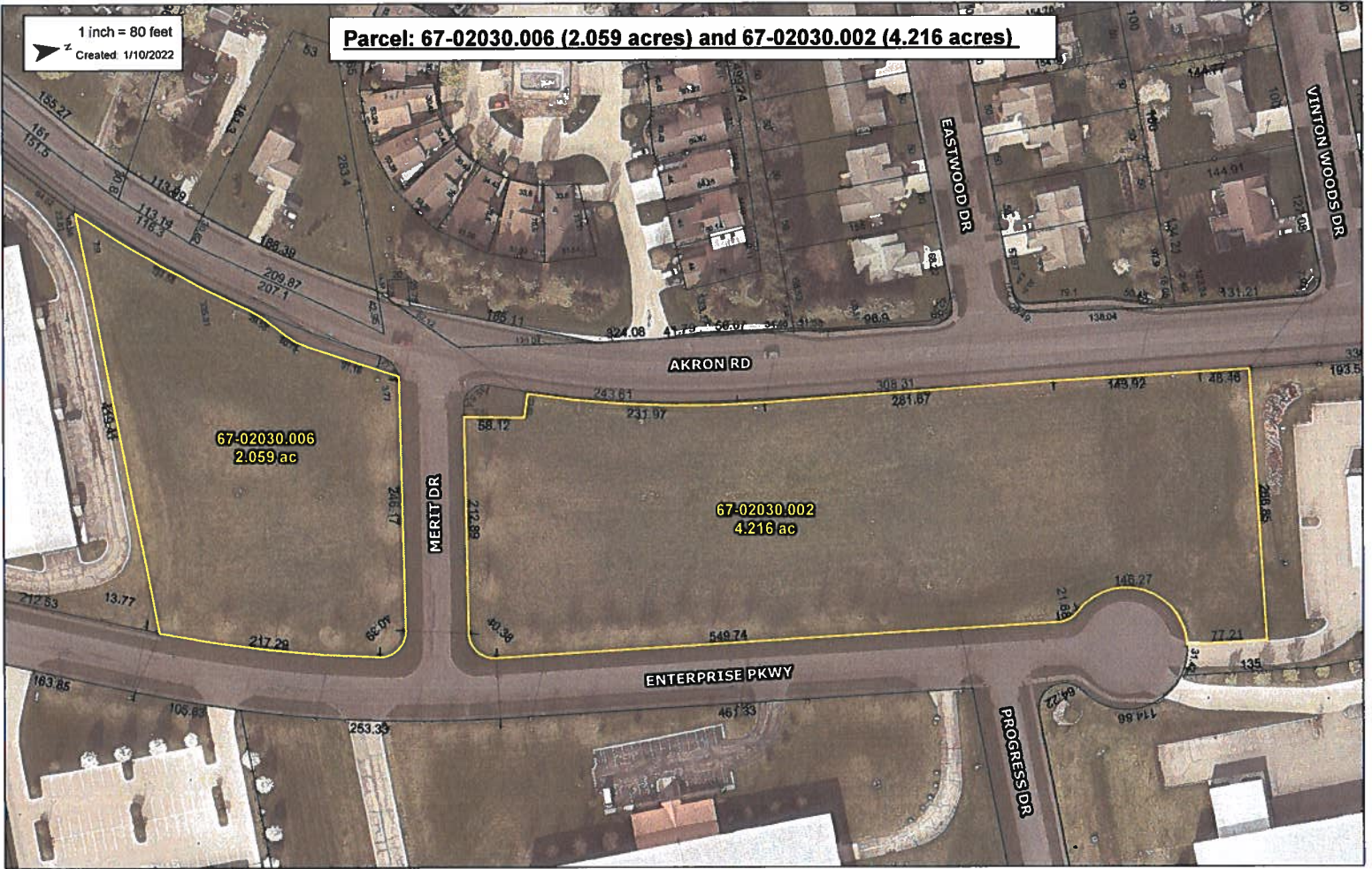
All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application.

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

City of Wooster, Planning and Zoning Division
538 North Market Street, Wooster, Ohio
vmarion@woosteroh.com
(330) 263-5238

PC 22-1 Property Owners List 02-03-22

| <u>Owner</u> | <u>Address</u> | <u>City</u> |
|---|----------------------|------------------|
| BYRD MARGIE M | 1572 AKRON RD | WOOSTER OH 44691 |
| LOCKHART DANA | 1594 AKRON RD | WOOSTER OH 44691 |
| THOMPSON JAMES W & SHAUNA L S/T | 1584 AKRON RD | WOOSTER OH 44691 |
| DAVIS CONSTANCE L | 1774 PINE COVE DR | WOOSTER OH 44691 |
| FOSTER MORGAN S | 1770 PINE COVE DR | WOOSTER OH 44691 |
| BRUMFIELD COURTNEY S | 1766 PINE COVE DR | WOOSTER OH 44691 |
| WISNER LETA E TRUSTEE | 1850 PINE COVE DR | WOOSTER OH 44691 |
| CALVERT TIMOTHY W | 1844 PINE COVE DR | WOOSTER OH 44691 |
| GUTHRIE CHERYL L | 2807 EASTWOOD DR | WOOSTER OH 44691 |
| SCHROCK DORIS TOD | 1762 PINE COVE DR | WOOSTER OH 44691 |
| HILE HOLDINGS LLC | 2817 EASTWOOD DR | WOOSTER OH 44691 |
| KUNDTZ LINDA E | 2835 EASTWOOD DR | WOOSTER OH 44691 |
| HILE HOLDINGS LLC | 2812 EASTWOOD DR | WOOSTER OH 44691 |
| WALLACE CARLA L | 2838 EASTWOOD DR | WOOSTER OH 44691 |
| MAYER MICHAEL A & ALLISON C S/T | 2807 VINTON WOODS DR | WOOSTER OH 44691 |
| WILLIAMS PHILLIP D & CAROL ANN TRUSTEES | 2833 VINTON WOODS DR | WOOSTER OH 44691 |
| KOLP CLINTON M & KRISTIN M S/T | 2836 VINTON WOODS DR | WOOSTER OH 44691 |
| HMI USA WOOSTER INC | 1720 ENTERPRISE PKWY | WOOSTER OH 44691 |
| ALLISON TONI C | 2824 EASTWOOD DR | WOOSTER OH 44691 |
| MCCONNELL WOOSTER PROPERTIES LLC | 2540 PROGRESS DR | WOOSTER OH 44691 |



Parcel: 67-02030.006 (2.059 acres) and 67-02030.002 (4.216 acres)

1 inch = 80 feet
Created: 1/10/2022

67-02030.006
2.059 ac

67-02030.002
4.216 ac

MERIT DR

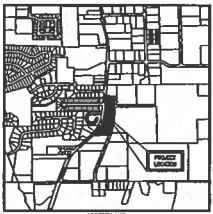
AKRON RD

ENTERPRISE PKWY

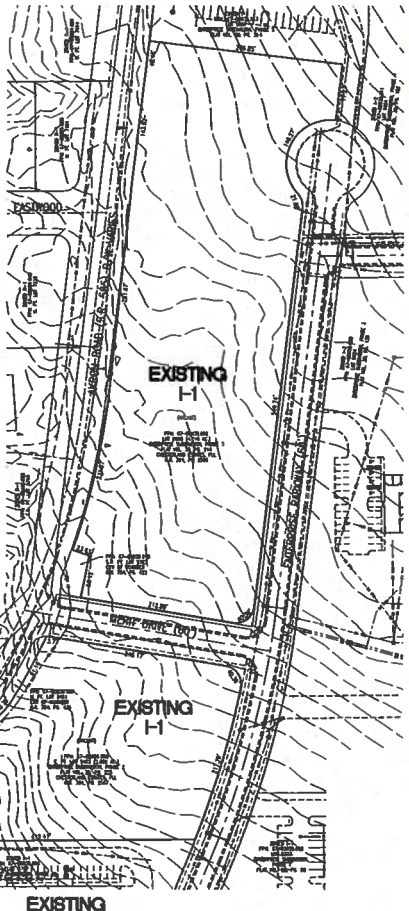
EASTWOOD DR

VINTON WOODS DR

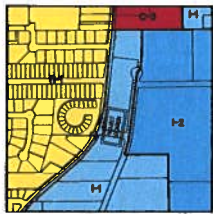
PROGRESS DR



| | |
|-----|--------------|
| --- | 10' Contour |
| --- | 20' Contour |
| --- | 30' Contour |
| --- | 40' Contour |
| --- | 50' Contour |
| --- | 60' Contour |
| --- | 70' Contour |
| --- | 80' Contour |
| --- | 90' Contour |
| --- | 100' Contour |



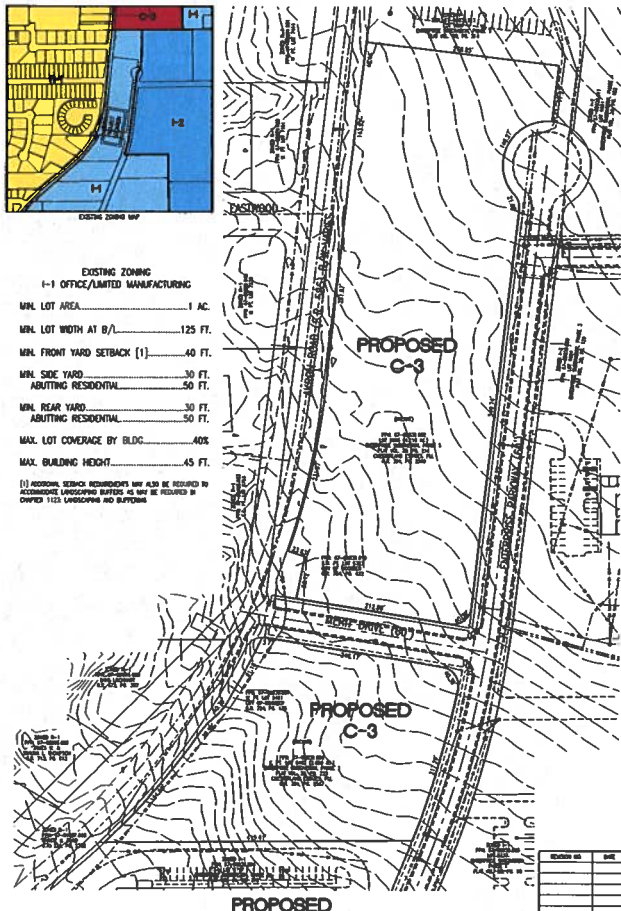
EXISTING



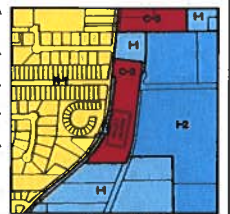
EXISTING ZONING
H-1 OFFICE/LIMITED MANUFACTURING

| | |
|-----------------------------|---------|
| MIN. LOT AREA | 1 AC. |
| MIN. LOT WIDTH AT R/L | 125 FT. |
| MIN. FRONT YARD SETBACK (1) | 40 FT. |
| MIN. SIDE YARD | 30 FT. |
| MIN. REAR YARD | 30 FT. |
| MAX. LOT COVERAGE BY BLDG. | 40% |
| MAX. BUILDING HEIGHT | 45 FT. |

(1) ADDITIONAL SETBACK REQUIREMENTS MAY ALSO BE REQUIRED TO ACCOMMODATE LANDSCAPING BUFFERS AS SET BY REQUIRED BY CHAPTER 1123 LANDSCAPING AND BUFFERS.



PROPOSED



PROPOSED ZONING
C-3 GENERAL COMMERCIAL DISTRICT

| | |
|-----------------------------|------------|
| MIN. LOT AREA | 20,000 SF. |
| MIN. LOT WIDTH AT R/L | 100 FT. |
| MIN. FRONT YARD SETBACK (1) | 30 FT. |
| MAX. FRONT YARD SETBACK | NONE |
| MIN. SIDE YARD | 10 FT. |
| MIN. REAR YARD | 10 FT. |
| MAX. LOT COVERAGE BY BLDG. | 30% |
| MAX. BUILDING HEIGHT | 45 FT. |

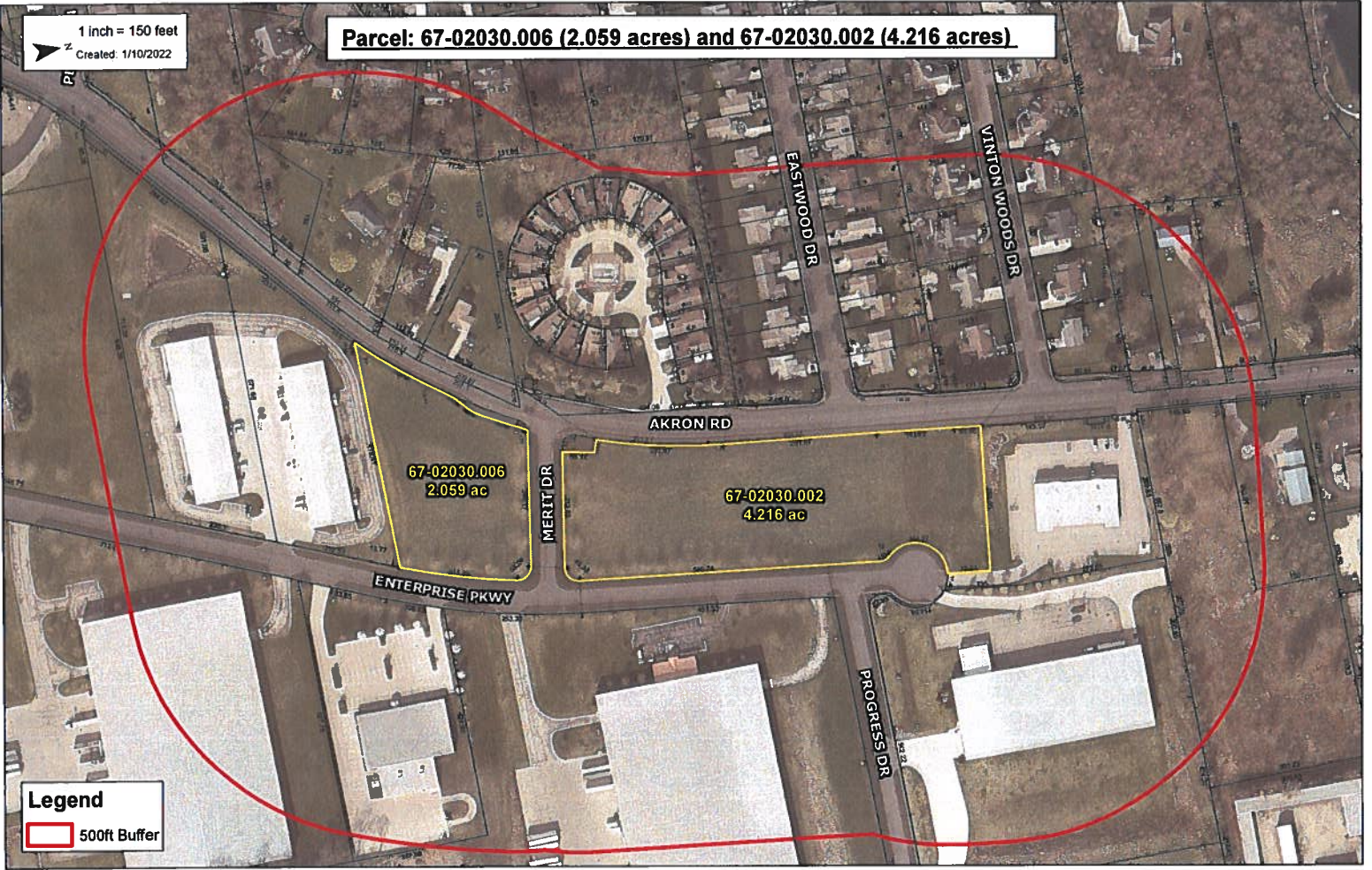
(1) ADDITIONAL SETBACK REQUIREMENTS MAY ALSO BE REQUIRED TO ACCOMMODATE LANDSCAPING BUFFERS AS SET BY REQUIRED BY CHAPTER 1123 LANDSCAPING AND BUFFERS.

NOTE:
ELEVATIONS BASED UPON U.S.G.S. NAD-88 DATUM

| | |
|--|---|
| | <p>SHAFFER, JOHNSON, LICHTENWALTER & ASSOCIATES, INC. Consulting Engineers & Surveyors 2400 Chestnut Avenue, Suite 100 Wooster, Ohio 44691 PH: 330.262.2222 FAX: 330.262.2222</p> |
| | <p>Zoning Amendment Chesterland Estates Akron Road (S.R. 585) Wooster, Ohio</p> |
| <p>DATE: _____ TIME: _____</p> <p>BY: _____ FOR: _____</p> <p>NO. NO. EW-214498 JOB NO. EW-214498 SHEET 1 OF 1</p> | |

1 inch = 150 feet
Created: 1/10/2022

Parcel: 67-02030.006 (2.059 acres) and 67-02030.002 (4.216 acres)



67-02030.006
2.059 ac

67-02030.002
4.216 ac

Legend
500ft Buffer



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

April 8, 2022

Dear Steve Landers,

At the April 7, 2022 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-22-1, Steve Landers with J. Baker Industries requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of two (2) properties composed of 6.275 acres with parcel numbers 67-02030.002 and 67-02030.006 on the East Side of Akron Rd., west side of Enterprise Parkway, from I-1 Office/Limited Industrial District to C-3 General Commercial District. , 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 vmarion@woosteroh.com if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink that reads "Vince A. Marion". The signature is fluid and cursive, with a long horizontal flourish at the end.

Vince Marion
Planning and Zoning Manager

PC-22-1

| <u>NAME</u> | <u>OWNER</u> | <u>ADDRESS</u> | <u>CITY</u> |
|--------------|---|----------------------|------------------|
| 67-01857.000 | BYRD MARGIE M | 1572 AKRON RD | WOOSTER OH 44691 |
| 67-00096.000 | LOCKHART DANA | 1594 AKRON RD | WOOSTER OH 44691 |
| 67-00095.000 | THOMPSON JAMES W & SHAUNA L S/T | 1584 AKRON RD | WOOSTER OH 44691 |
| 67-02462.000 | DAVIS CONSTANCE L | 1774 PINE COVE DR | WOOSTER OH 44691 |
| 67-02465.000 | FOSTER MORGAN S | 1770 PINE COVE DR | WOOSTER OH 44691 |
| 67-02465.001 | BRUMFIELD COURTNEY S | 1766 PINE COVE DR | WOOSTER OH 44691 |
| 67-02466.004 | WISNER LETA E TRUSTEE | 1850 PINE COVE DR | WOOSTER OH 44691 |
| 67-02466.003 | CALVERT TIMOTHY W | 1844 PINE COVE DR | WOOSTER OH 44691 |
| 67-02029.046 | GUTHRIE CHERYL L | 2807 EASTWOOD DR | WOOSTER OH 44691 |
| 67-02465.002 | SCHROCK DORIS TOD | 1762 PINE COVE DR | WOOSTER OH 44691 |
| 67-02029.047 | HILE HOLDINGS LLC | 2817 EASTWOOD DR | WOOSTER OH 44691 |
| 67-02029.048 | KUNDTZ LINDA E | 2835 EASTWOOD DR | WOOSTER OH 44691 |
| 67-02029.003 | HILE HOLDINGS LLC | 2812 EASTWOOD DR | WOOSTER OH 44691 |
| 67-02029.000 | WALLACE CARLA L | 2838 EASTWOOD DR | WOOSTER OH 44691 |
| 67-02001.002 | MAYER MICHAEL A & ALLISON C S/T | 2807 VINTON WOODS DR | WOOSTER OH 44691 |
| 67-02001.001 | WILLIAMS PHILLIP D & CAROL ANN TRUSTEES | 2833 VINTON WOODS DR | WOOSTER OH 44691 |
| 67-02001.017 | KOLP CLINTON M & KRISTIN M S/T | 2836 VINTON WOODS DR | WOOSTER OH 44691 |
| 67-02030.004 | HMI USA WOOSTER INC | 1720 ENTERPRISE PKWY | WOOSTER OH 44691 |
| 67-02029.002 | ALLISON TONI C | 2824 EASTWOOD DR | WOOSTER OH 44691 |
| 67-02030.011 | MCCONNELL WOOSTER PROPERTIES LLC | 2540 PROGRESS DR | WOOSTER OH 44691 |

ORDINANCE NO. 2022-12

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO C-3 (GENERAL COMMERCIAL) FOR PROPERTY LOCATED ON NOBLE DRIVE

WHEREAS, an application has been duly filed by Matthew Long with the Planning Commission of the City of Wooster requesting the re-zoning of 2.295 acres of land known as Parcel Number 67-02982.006 formerly known as 67-02982.000 from I-1 (Office/Limited Industrial) to C-3 (General Commercial); and

WHEREAS, at its April 7, 2022, meeting, and after a public hearing in accordance with law, the Planning Commission voted seven to zero to recommend to the City Council that the proposed re-zoning of the property from I-1 (Office/Limited Industrial) to C-3 (General Commercial) 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, 2.295 acres of land known as Parcel Number 67-002982.006, from I-1 (Office/Limited Industrial) to C-3 (General Commercial); and 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 5/16/22 2nd reading _____ 3rd reading _____

Passed: _____, 2022 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2022
Mayor

Introduced by: Jennifer Warden

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

| | |
|--|---------------------------------------|
| Division Planning and Zoning | Meeting Date Requested 5/2/22 |
| Project Name Noble 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 Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 2.295 acres with parcel number 67-02982.006 (formerly known as 67-02982.000) on the West Side of Noble Dr., north of Benden Dr. and south of Back Orrville Rd. from I-1 Office/Limited Industrial District to C-3 General Commercial District. The Planning Commission held a public hearing on the application on 4/7/22 and voted 7-0 to recommend approval of rezoning application to City Council. The application will also require a public hearing before City Council. | |
| Justification / Benefits Planning Commission unanimously voted to recommend approval of the rezoning from I-1 to C-3. | |
| 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 remains in place, the properties can be utilized as permitted in the I-1 zoning classification. | |
| 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: Vince Marion | Date: 4/8/22 |

| |
|---|
| Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No |
|---|



**PLANNING COMMISSION
APPLICATION INFORMATION SHEET**

Application Number

PC-22-9

Scheduled Meeting Date

April 7, 2022

Application Type

Zoning Amendment - Map

Property Location

(PN:67-02982.000) NOBLE DR

Property Information

Acreage: 21.53

Zoning: I-1

Property Owner

VAIDYA OH HOLDINGS LLC

Applicant

Matthew Long

Applicant's Project Description

Rezoning of a 2.295 acre tract from the I-1 to the adjacent C-3 district.

Agenda Text

Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 2.295 acres with parcel number 67-02982.000 on the West Side of Noble Dr., north of Benden Dr. and south of Back Orrville Rd. from I-1 Office/Limited Industrial District to C-3 General Commercial District.

PC-22-9

Zoning Map Amendment Parcel number 67-02982.000 West Side of Noble Drive, north of Benden Drive, and south of Back Orrville Road.

Property Owner: VAIDYA Oh Holdings LLC
Applicant: Matthew Long
Location: West Side of Noble Drive, north of Benden Drive, and south of Back Orrville Road with parcel number 67-02982.000.
Existing Zoning: I-1 (Office/Limited Industrial)
Proposed Zoning: C-3 (General Commercial District)
Request: An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning from I-1 to C-3

LOCATION AND SURROUNDING USES

The proposed site consists of 2.295 acres located on the west side of Noble Drive, north of Benden Drive, and south of Back Orrville Road. Adjacent properties include the following zoning classifications:

- North – (C-3) Office/Limited Industrial
- South – (I-1) Office/Limited Industrial
- East – (I-1) Office/Limited Industrial and (I-2), General Industrial
- West –(C-3) Single-Family Residential



PROPOSED APPLICATION/BACKGROUND

The applicant is requesting that the above location(s) be rezoned from I-1 to C-3. The area to the north is zoned C-3 and undeveloped. The applicant is requesting the zone change to match the north zoning in order to enhance the possibilities for permitted uses within the C-3 zoning classifications.



ZONING DISTRICT INTENT

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.

The C-3 District is established as follows, per Section 1107.05(e) (4) (C.):

The C-3 General Commercial District is established to accommodate a broad range of commercial services and activities in locations adequately served by major streets and other facilities and to provide a wide range of goods and services to a large consumer population from the larger regional area.

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 C-3 and I-1 zoning districts.

| C-3 and I-1 Principally Permitted Uses | | |
|--|------------|------------|
| Use Type | C-3 | 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 | C | X |
| Dwellings, Single-Family Attached | X | X |
| Dwellings, Single-Family Detached | X | X |
| Dwellings, Two-Family | X | X |
| | X | X |
| Dwellings, Two-Family Conversion from a Single-Family Dwelling | | |

| | ? | I |
|---|------------------------------|----|
| Fraternities and Sororities | X | X |
| Group Homes or Residential Facilities | See Section 1109.03(c)(6) | X |
| Manufactured Home | X | X |
| Mobile Home | X | X |
| Skilled Nursing or Personal Care Facilities | PS | X |
| Transitional Housing | C | X |
| Commercial and Offices Uses | | |
| Adult Uses | X | X |
| Agriculture/Farm Supplies and Sales | X | X |
| Animal Day Care/Animal Grooming | P | X |
| Assembly Halls, Membership Clubs, and Conference Centers | PS | X |
| Automated Teller Machine (Stand-Alone) | C | X |
| Automotive Fuel Sales | P | C |
| Automotive Repair (Heavy) | C | PS |
| Automotive Sales and Leasing | C | X |
| Automotive Service Station and Parts Sales | PS | PS |
| Bars and Taverns | P | C |
| Bed and Breakfast Establishments | X | X |
| Business and Professional Offices | P | P |
| Business Service Establishments | P | P |
| Campgrounds | X | X |
| Financial Institutions | P | X |
| Funeral Homes and Mortuaries | P | X |
| Hotels or Motels | P | X |
| Kennels/Animal Boarding | PS | C |
| Live/Work Units | PS | X |
| Medical or Dental Clinics/Offices and 24-Hour Urgent Care | P | X |
| Medical Marijuana Dispensaries | C | X |
| Microbrewery, Microdistillery, or Microwinery | P | X |
| Mixed Use Building (with Residential Uses) | P | X |
| Mobile Home, Commercial Truck, and Recreational Vehicle Sales, Leasing, Service, or Storage | X | X |
| Parking Garages | X | X |
| Parking Lots (Principal Use) | X | X |
| Personal Service Establishments | P | X |
| Recreation Facilities | C | C |



| | | |
|---|----------------------------------|----------|
| Restaurants | P | X |
| Use Type | ? | I |
| Retail Commercial Uses | P | X |
| Service Commercial Uses | P | X |
| Theaters | PS | X |
| Vehicle Washing Establishment | PS | C |
| Veterinarian Offices/Animal Hospital | P | P |
| Industrial Uses | | |
| Bulk Storage of Liquids or Grain | X | X |
| Contractor Offices | X | P |
| Crematorium | X | X |
| Data Center | X | P |
| Machinery and 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 and Processing | X | C |
| Outdoor Storage and Bulk Sales | X | X |
| Printing and Publishing | X | P |
| Radio and Television Stations | X | X |
| Recycling Collection/Processing Facilities | 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 and Distribution Centers (Indoors) | X | P |
| Wholesale Sales and Distribution Centers (Outdoors) | X | X |
| Public and Institutional Uses | | |
| Active Recreational Uses | P | P |
| Cemeteries | X | X |
| Colleges and Higher Educational Institutions | C | PS |
| Community Recreation Facility | X | X |
| Cultural Facilities and Structures | PS | X |
| Educational Institutions (K-12) | P | X |
| Essential Services | Exempt per Section 1101.05(b) | |
| Government Facilities | P | P |
| Government Offices | P | P |

| | | |
|--|----------------------------|----------|
| Hospitals | C | C |
| Use Type | ? | I |
| Nursery Schools or Day Care Centers (Children or Adults) | P | X |
| Passive Parks, Open Space, and Natural Areas | P | P |
| Places of Worship | PS | PS |
| Utility Facilities and Buildings | P | P |
| Wireless Telecommunication Facilities | See Section 1109.03(f)(10) | |

Development Standards

Tables 1115-3 and 1115-4 include development standards for the C-3 and I-1 zoning districts:

| TABLE 1115-3 and 1115-4 : SITE DEVELOPMENT STANDARDS FOR C-3 and I-1 ZONING DISTRICTS | | |
|--|------------|------------|
| | C-3 | I-1 |
| Minimum Lot Area (Square Feet) | 20,000 | 1 acre |
| Minimum Lot Width at the Building Line (Feet) | 100 | 125 |
| Minimum Front Yard Building Setback (Feet) | 30 | 40 |
| Minimum Side and Rear Yard Building Setbacks from any Nonresidential Zoning District (Feet) | 10 | 30 |
| Minimum Side Yard Building Setback from any Residential Zoning District (Feet) | 50 | 50 |
| Minimum Rear Yard Building Setback from any Residential Zoning District (Feet) | 50 | 50 |
| Maximum Lot Coverage by Buildings | 30% | 40% |
| Maximum Building Height (Feet) | 45 | 45 |

District Differences

The C-3 district allows for a variety of commercial uses. The I-1 district allows for various office, commercial, and light industrial uses.

COMPREHENSIVE PLAN (2014)

SECTION 7.4

Section 7.4 East Wooster, discusses expanding the economic base associated with the proximity to highways and available open space. Targeted mixed-use of commercial, office and light industrial users should be developed in this area.

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 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, stormwater 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-22-09 to change the zoning of property on the west side of Noble Drive, north of Benden Drive, and south of Back Orrville Road with parcel number 67-02982.000 from I-1 to C-3, as submitted. It should be noted that this parcel is divided by Noble Dr. Only the portion on the west side of Noble Dr. is under consideration.

The 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 the staff's assessment that:

- The application is consistent with the objectives of the Comprehensive Plan by expanding possibilities of commercial development with the adjacent land. The area being considered is 2.295 acres contiguous to a large area of land zoned C-3 to the north. The land zoned I-1 to the south is developed.
- The parcel being considered is contiguous to C-3 zoning to the north and west, and I-1 to the south and east.



CITY OF WOOSTER

Planning and Zoning Division

538 North Market Street Wooster, OH 44691

Phone: 330-263-5238

March 24, 2022

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 April 7, 2022. The meeting will be held at City Hall, 1st floor Council Chambers, 538 North Market Street, Wooster, Ohio.

PC-22-9 - Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 2.295 acres with parcel number 67-02982.000 on the West Side of Noble Dr., north of Benden Dr. and south of Back Orrville Rd. from I-1 Office/Limited Industrial District to C-3 General Commercial District.

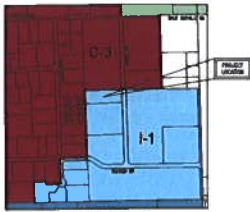
All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application.

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

City of Wooster, Planning and Zoning Division
538 North Market Street, Wooster, Ohio
vmarion@woosteroh.com
(330) 263-5238

PC-22-9

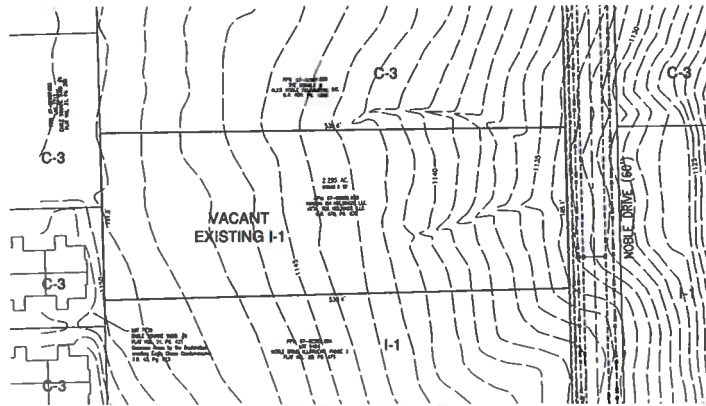
| <u>NAME</u> | <u>OWNER</u> | <u>ADDRESS</u> | <u>CITY</u> |
|--------------------|---|-------------------------|--------------------|
| 53-01619.002 | CARMONY TOD J & PATRICIA A S/T | N GEYERS CHAPEL RD | WOOSTER OH 44691 |
| 67-02982.003 | VILLAGE NETWORK THE | 2000 NOBLE DR | WOOSTER OH 44691 |
| 67-02687.027 | HERNANDEZ LAURA EVANGELINA AHEDO | 2079 EAGLE PASS | WOOSTER OH 44691 |
| 67-02687.018 | AKERS DICK & GLENDA SUE S/T | 2095 EAGLE PASS | WOOSTER OH 44691 |
| 67-02687.020 | MAST KENNETH R & NANCY A S/T | 2099 EAGLE PASS | WOOSTER OH 44691 |
| 53-00799.000 | SUTTON MARVIN B | 2188 N GEYERS CHAPEL RD | WOOSTER OH 44691 |
| 67-02687.003 | MIDLAND COUNCIL OF GOVERNMENTS | 2125 EAGLE PASS | WOOSTER OH 44691 |
| 53-00641.001 | SUTTON MARVIN B | N GEYERS CHAPEL RD REAR | WOOSTER OH 44691 |
| 67-02987.000 | DONALD & ALICE NOBLE FOUNDATION INC THE | 3067 BACK ORRVILLE RD | WOOSTER OH 44691 |
| 67-02982.002 | WESTERN RESERVE MUTUAL CASUALTY COMPANY | 2845 BENDEN DR | WOOSTER OH 44691 |
| 67-02987.003 | ONEEIGHTY INC | 2177 NOBLE DR | WOOSTER OH 44691 |
| 67-02687.043 | ZACE OF SPADES LTD | 1877 EAGLE PASS | WOOSTER OH 44691 |
| 53-01619.000 | CARMONY ROSS A | 2149 N GEYERS CHAPEL RD | WOOSTER OH 44691 |



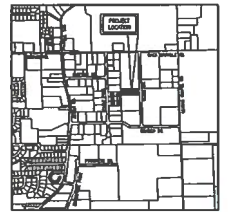
EXISTING ZONING MAP

EXISTING ZONED I-1

| | |
|-------------------------------|---------|
| MIN. LOT AREA | 1 AC. |
| MIN. LOT WIDTH @ B/L | 125 FT. |
| MIN. FRONT YARD BLDG. SETBACK | 40 FT. |
| MIN. SIDE YARD BLDG. SETBACK | 30 FT. |
| MIN. REAR YARD BLDG. SETBACK | 30 FT. |
| MAX. LOT COVERAGE BY BLDG. | 40% |
| MAX. BLDG. HEIGHT | 45 FT. |

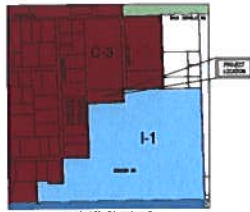


EXISTING CONDITIONS



LOCATION MAP

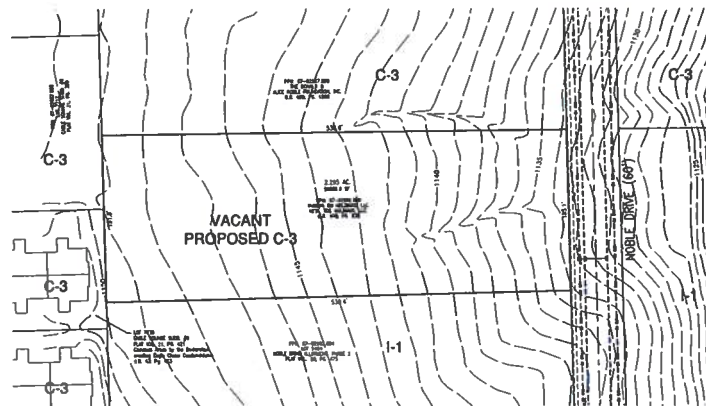
PROJECT LOCATION
CITY OF WOOSTER
T-16N R13W
N.E. QTR. OF SEC. 35
WAYNE COUNTY, OHIO



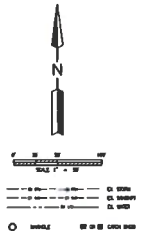
PROPOSED ZONING MAP

PROPOSED ZONED C-3

| | |
|------------------------------|------------|
| MIN. LOT AREA | 20,000 SF. |
| MIN. LOT WIDTH @ B/L | 100 FT. |
| MIN. FRONT YARD SETBACK | 30 FT. |
| MAX. FRONT YARD SETBACK | NONE |
| MIN. SIDE YARD BLDG. SETBACK | 10 FT. |
| MIN. REAR YARD BLDG. SETBACK | 10 FT. |
| MAX. LOT COVERAGE BY BLDG. | 30% |
| MAX. BLDG. HEIGHT | 65 FT. |



PROPOSED CONDITIONS



OWNER:
 VADIA OH HOLDINGS, LLC.
 NYTA TCS HOLDINGS, LLC.
 1363 BANNOCK TRAIL
 WOOSTER, OHIO 44691

| | | | |
|--|------|--|--|
| BOSSCHER NO. | DWG. | | SCHAFFER, EDENSTON, LICHTENWALTER & ASSOCIATES, D.V.C. Consulting Engineers & Surveyors 1497 Delaware Avenue, Suite 200 Wooster, Ohio 44691 330.276.3444 ext. 1000 FAX 330.276.3444 |
| Zoning Map Amendment PPN: 67-02982 000 Noble Drive Wooster, Ohio | | | |
| DWG. NO. 67-222-18-PUB LAW NO. EW-23231H SHEET 1 OF 1 | | | |



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

April 8, 2022

Dear Matthew Long,

At the April 7, 2022 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-22-9, Matthew Long requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 2.295 acres with parcel number 67-02982.000 on the West Side of Noble Dr., north of Benden Dr. and south of Back Orrville Rd. from I-1 Office/Limited Industrial District to C-3 General Commercial District., 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 vmarion@woosteroh.com if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink that reads "Vince A. Marion". The signature is fluid and cursive, with a long, sweeping underline.

Vince Marion
Planning and Zoning Manager

PC-22-9

| <u>Parcel</u> | <u>Name</u> | <u>OWNER</u> | <u>Mailing Address</u> | <u>CITY</u> |
|----------------------|---------------------------------|---|-------------------------------|--------------------|
| 53-01619.002 | Tod & Patricia Carmony | CARMONY TOD J & PATRICIA A S/T | 1801 N GEYERS CHAPEL RD | WOOSTER OH 44691 |
| 67-02982.003 | The Villiage Network | VILLAGE NETWORK THE | 2000 NOBLE DR | WOOSTER OH 44691 |
| 67-02687.027 | Laura Hernandez | HERNANDEZ LAURA EVANGELINA AHEDO | 4657 McCauley | WOOSTER OH 44691 |
| 67-02687.018 | Dick & Glenda Akers | AKERS DICK & GLENDA SUE S/T | 2095 EAGLE PASS | WOOSTER OH 44691 |
| 67-02687.020 | Kenneth & Nancy Mast | MAST KENNETH R & NANCY A S/T | 2099 EAGLE PASS | WOOSTER OH 44691 |
| 53-00799.000 | Marvin Sutton | SUTTON MARVIN B | 2188 N GEYERS CHAPEL RD | WOOSTER OH 44691 |
| 67-02687.003 | Midland Council of Governments | MIDLAND COUNCIL OF GOVERNMENTS | 2125 EAGLE PASS | WOOSTER OH 44691 |
| 53-00641.001 | Marvin Sutton | SUTTON MARVIN B | 2188 N GEYERS CHAPEL RD | WOOSTER OH 44691 |
| 67-02987.000 | Donald & Alice Noble Foundation | DONALD & ALICE NOBLE FOUNDATION INC THE | 121 N. Market | WOOSTER OH 44691 |
| 67-02982.002 | Western Reserve Mutual Casualty | WESTERN RESERVE MUTUAL CASUALTY COMPANY | 2845 BENDEN DR | WOOSTER OH 44691 |
| 67-02987.003 | One-Eighty Inc. | ONEEIGHTY INC | 104 Spink Street | WOOSTER OH 44691 |
| 67-02687.043 | Zace of Spades LTD | ZACE OF SPADES LTD | PO Box 1445 | WOOSTER OH 44691 |
| 53-01619.000 | Ross Carmony | CARMONY ROSS A | 3987 Back Orrville Road | WOOSTER OH 44691 |

City of Wooster
Wayne County, Ohio
May 16, 2022

This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

To Auditor of said County:

The following Budget year beginning January 1, 2023, has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Signed: 
 Andrei A. Dordea
 Title: Director of Finance

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

| For Municipal Use | | For Budget Commission Use | | For County Auditor Use | |
|---|--|--|---|--|-----------------------------------|
| FUND <small>(Include only those funds which are requesting general property tax revenue)</small> | Budget Year Amount Requested of Budget Commission Inside/Outside | Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation | Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation | County Auditor's Estimate of Tax Rate to be Levied | |
| | | | | Inside 10 Mill Limit Budget Year | Outside 10 Mill Limit Budget Year |
| | Column 1 | Column 2 | Column 3 | Column 4 | Column 5 |
| GOVERNMENT FUNDS | | | | | |
| GENERAL FUND - 001 | \$ 2,334,400 | | | | |
| | | | | | |
| PROPRIETARY FUNDS | | | | | |
| POLICE PENSION - 111 | 197,536 | | | | |
| FIRE PENSION - 112 | 197,536 | | | | |
| | | | | | |
| FIDUCIARY FUNDS | | | | | |
| | | | | | |
| TOTAL ALL FUNDS | \$ 2,729,472 | | | | |

This Exhibit is to be used for the General Fund Only

| DESCRIPTION (1) | For 2020 Actual (2) | For 2021 Actual (3) | Current Year Budget For 2022 (4) | Budget Year Estimate for 2023 (5) |
|------------------------------------|---------------------------|---------------------------|---|--|
| REVENUES | | | | |
| Local Taxes | | | | |
| General Property Tax - Real Estate | \$ 2,070,783 | \$ 2,300,000 | \$ 2,334,400 | \$ 2,334,400 |
| Tangible Personal Property Tax | - | - | - | - |
| Municipal Income Tax | 18,607,156 | 21,650,000 | 21,850,000 | 22,450,875 |
| Other Local Taxes | 73,397 | 155,078 | 125,261 | 140,000 |
| Total Local Taxes | 20,751,337 | 24,105,078 | 24,309,661 | 24,925,275 |
| Intergovernmental Revenues | | | | |
| State Shared Taxes And Permits | | | | |
| Local Government | 629,479 | 760,343 | 761,000 | 761,000 |
| Local Government State | 100,846 | 121,629 | 123,000 | 123,000 |
| Estate Tax | 110,895 | 908 | - | - |
| Cigarette Tax | 1,016 | 1,242 | 1,200 | 1,200 |
| Liquor and Beer Permits | 36,189 | 36,000 | 36,000 | 36,000 |
| Total State Shared Taxes & Perm | 878,424 | 920,122 | 921,200 | 921,200 |
| Federal Grants or Aid | - | - | - | - |
| State Grants or Aid | 2,846 | 26,610 | - | - |
| Other Grants or Aid | 20,630 | 11,112 | 8,460 | 8,000 |
| Total Intergovernmental Revenues | 901,900 | 957,843 | 929,660 | 929,200 |
| Special Assessments | - | - | - | - |
| Charges for Services | 1,150,579 | 1,628,441 | 1,377,042 | 1,414,911 |
| Fines, Licenses, and Permits | 548,213 | 874,441 | 630,000 | 647,325 |
| Miscellaneous | 1,297,768 | 109,580 | 125,000 | 125,000 |
| Other Financing Sources: | | | | |
| Proceeds from Sale of Debt | - | - | - | - |
| Transfers | - | - | - | - |
| Advances | - | - | - | - |
| Other Sources | 1,590,182 | 1,572,000 | 1,500,000 | 1,500,000 |
| TOTAL REVENUE | \$ 26,239,980 | \$ 29,247,383 | \$ 28,871,363 | \$ 29,541,711 |

This Exhibit is to be used for the General Fund Only

| DESCRIPTION (1) | For 2020 Actual (2) | For 2021 Actual (3) | Current Year Budget For 2022 (4) | Budget Year Estimate for 2023 (5) |
|--|---------------------------|---------------------------|---|--|
| EXPENDITURES | | | | |
| Security of Persons and Property | | | | |
| Personal Services | \$ 9,370,387 | \$ 11,590,157 | \$ 12,408,541 | \$ 12,780,797 |
| Operations and Maintenance | 1,930,475 | 1,886,987 | 1,734,948 | 1,782,659 |
| Capital Outlay | - | - | - | - |
| Total Security of Persons and Property | 11,300,862 | 13,477,145 | 14,143,489 | 14,563,456 |
| Public Health Services | | | | |
| Operations and Maintenance | 131,480 | 116,600 | 126,000 | 129,780 |
| Total Public Health Services | 131,480 | 116,600 | 126,000 | 129,780 |
| Leisure Time Activities | | | | |
| Personal Services | 878,046 | 883,631 | 971,994 | 1,001,154 |
| Operations and Maintenance | 982,608 | 1,035,828 | 1,030,292 | 1,058,625 |
| Capital Outlay | - | - | - | - |
| Total Leisure Time Activities | 1,860,654 | 1,919,459 | 2,002,286 | 2,059,779 |
| Community Environment | | | | |
| Personal Services | 845,902 | 873,025 | 966,990 | 996,000 |
| Operations and Maintenance | 205,820 | 177,020 | 305,500 | 313,901 |
| Capital Outlay | - | - | - | - |
| Total Community Environment | 1,051,721 | 1,050,045 | 1,272,490 | 1,309,901 |
| Basic Utility Services | | | | |
| Personal Services | - | - | - | - |
| Operations and Maintenance | - | - | - | - |
| Capital Outlay | - | - | - | - |
| Total Basic Utility Services | - | - | - | - |
| Transportation | | | | |
| Personal Services | 693,069 | 583,921 | 719,874 | 741,470 |
| Operations and Maintenance | 456,277 | 449,411 | 311,219 | 400,000 |
| Capital Outlay | - | - | - | - |
| Total Transportations | 1,149,347 | 1,033,332 | 1,031,093 | 1,141,470 |
| General Government | | | | |
| Personal Services | 2,786,802 | 2,801,734 | 2,941,821 | 3,030,076 |
| Operations and Maintenance | 1,374,773 | 1,530,712 | 1,577,529 | 1,620,911 |
| Capital Outlay | - | - | - | - |
| Total General Government | 4,161,575 | 4,332,446 | 4,519,350 | 4,650,987 |
| Debt Service | | | | |
| Redemption Principal | 270,000 | 280,000 | 290,000 | 310,000 |
| Interest | 157,322 | 150,000 | 136,000 | 121,500 |
| Other Debt Service | - | - | - | - |
| Total Debt Service | 427,322 | 430,000 | 426,000 | 431,500 |
| Other Uses of Funds | | | | |
| Transfers | 4,000,000 | 7,131,149 | 4,500,000 | 4,700,000 |
| Other Uses of Funds | - | - | - | - |
| Total Other Use Funds | 4,000,000 | 7,131,149 | 4,500,000 | 4,700,000 |
| TOTAL EXPENDITURES | \$ 24,082,960 | \$ 29,490,174 | \$ 28,020,708 | \$ 28,986,873 |
| Revenues over/(under) Expenditures | \$ 2,157,019 | \$ (242,791) | \$ 850,655 | \$ 554,838 |
| Beginning Unencumbered Balance | 16,184,227 | 18,341,246 | 18,098,455 | 18,949,110 |
| Ending Cash Fund Balance | 18,341,246 | 18,098,455 | 18,949,110 | 19,503,948 |
| Estimated Encumbrances (outstanding at year end) | 2,362,871 | 2,183,236 | 2,248,733 | 2,316,195 |
| Estimated Ending Unencumbered Fund Balance | \$ 15,978,375 | \$ 15,915,219 | \$ 16,700,377 | \$ 17,187,753 |

FUND NAME: POLICE PENSION FUND - 111

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

To be used for any fund receiving property tax revenue except the General Fund.

| DESCRIPTION (1) | For 2020 Actual (2) | For 2021 Actual (3) | Current Year Budget For 2022 (4) | Budget Year Estimate for 2023 (5) |
|---|---------------------------|---------------------------|---|--|
| REVENUE | | | | |
| Local Taxes | | | | |
| General Property - Real Estate | \$ 173,048 | \$ 201,630 | \$ 195,580 | \$ 197,536 |
| Tangible Personal Property | - | - | - | - |
| Miscellaneous | 2,320 | 649 | 2,000 | 2,020 |
| TOTAL REVENUE | 175,367 | 202,279 | 197,580 | 199,556 |
| EXPENDITURES | | | | |
| (PROGRAM) (OBJECT) | | | | |
| Security of Persons and Property | | | | |
| Personal Services | 180,000 | 179,850 | 200,000 | 210,000 |
| Contractual Services | 2,670 | 3,026 | 3,000 | 3,500 |
| TOTAL EXPENDITURES | \$ 182,670 | \$ 182,876 | \$ 203,000 | \$ 213,500 |
| Revenue Over (Under) Expenditures | \$ (7,303) | \$ 19,403 | \$ (5,420) | \$ (13,944) |
| Beginning Unencumbered Fund Balance | 30,743 | 23,440 | 42,844 | 37,424 |
| Ending Cash Fund Balance | 23,440 | 42,844 | 37,424 | 23,480 |
| Estimated Encumbrances (outstanding at end of year) | - | - | - | - |
| Estimated Ending Unencumbered Fund Balance | \$ 23,440 | \$ 42,844 | \$ 37,424 | \$ 23,480 |

FUND NAME: FIRE PENSION FUND - 112

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

To be used for any fund receiving property tax revenue except the General Fund.

| DESCRIPTION (1) | For 2020 Actual (2) | For 2021 Actual (3) | Current Year Budget For 2022 (4) | Budget Year Estimate for 2023 (5) |
|---|---------------------------|---------------------------|---|--|
| REVENUE | | | | |
| Local Taxes | | | | |
| General Property - Real Estate | \$ 173,290 | \$ 201,630 | \$ 195,580 | \$ 197,536 |
| Tangible Personal Property | - | - | - | - |
| Miscellaneous | 1,139 | 753 | 2,000 | 1,900 |
| TOTAL REVENUE | 174,429 | 202,383 | 197,580 | 199,436 |
| EXPENDITURES | | | | |
| (PROGRAM) (OBJECT) | | | | |
| Security of Persons and Property | | | | |
| Personal Services | 180,000 | 179,850 | 200,000 | 210,000 |
| Contractual Services | 1,205 | 3,120 | 3,000 | 3,500 |
| TOTAL EXPENDITURES | \$ 181,205 | \$ 182,970 | \$ 203,000 | \$ 213,500 |
| Revenue Over (Under) Expenditures | \$ (6,776) | \$ 19,414 | \$ (5,420) | \$ (14,064) |
| Beginning Unencumbered Fund Balance | 32,142 | 25,366 | 44,779 | 39,359 |
| Ending Cash Fund Balance | 25,366 | 44,779 | 39,359 | 25,295 |
| Estimated Encumbrances (outstanding at end of year) | - | - | - | - |
| Estimated Ending Unencumbered Fund Balance | \$ 25,366 | \$ 44,779 | \$ 39,359 | \$ 25,295 |

| FUND | Estimated Unencumbered Fund Balance 1/1/2023 | Budget Year Estimated Receipt | Total Available For Expenditures | Budget Year Expenditures and Encumbrances | | | Estimated Unencumbered Balance 12/31/2023 |
|---|--|-------------------------------|----------------------------------|---|--------------------|--------------------|---|
| | | | | Personal Services | Other | Total | |
| GOVERNMENTAL: | | | | | | | |
| SPECIAL REVENUE | | | | | | | |
| Street Const. Maint. & Repair - 101 | \$ 247,892 | \$ 1,350,000 | \$ 1,597,892 | \$ - | \$ 1,300,000 | \$ 1,300,000 | \$ 297,892 |
| State Highway - 102 | 54,772 | 110,000 | 164,772 | - | 125,000 | 125,000 | 39,772 |
| Permissive Tax - 103 | 276,136 | 270,000 | 546,136 | - | 280,000 | 280,000 | 266,136 |
| Enforcement & Education - 104 | 72,978 | 1,500 | 74,476 | - | 70,000 | 70,000 | 4,476 |
| Mandatory Drug Fines - 105 | 31,894 | 4,000 | 35,894 | - | 35,000 | 35,000 | 894 |
| Community Development Block Grant - 107 | 68,831 | 500,000 | 568,831 | - | 500,000 | 500,000 | 68,831 |
| Economic Development - 108 | 101,220 | 125,000 | 226,220 | - | 190,000 | 190,000 | 36,220 |
| Law Enforcement Trust - 110 | 34,680 | 500 | 35,180 | - | 30,000 | 30,000 | 5,180 |
| Federal Equitable Sharing Fund - 113 | 10,033 | 150 | 10,183 | - | 10,000 | 10,000 | 183 |
| CDBG Chip Home RLF Fund - 115 | 10,763 | 20 | 10,783 | - | 10,000 | 10,000 | 783 |
| CDBG Econ. Dev. Loan - 118 | 2,543 | 30 | 2,573 | - | 2,500 | 2,500 | 73 |
| Law Enforcement Training Fund - 120 | 22,067 | 100 | 22,167 | - | 22,000 | 22,000 | 167 |
| Recreation Supplement - 122 | 5,468 | 125 | 5,593 | - | 5,500 | 5,500 | 93 |
| Park Reforestation - 123 | 30,040 | 450 | 30,490 | - | 30,000 | 30,000 | 490 |
| COVID-19 Response - 124 | 4,443 | - | 4,443 | - | 4,443 | 4,443 | 0 |
| TOTAL SPECIAL REVENUE FUNDS | 973,759 | 2,361,875 | 3,335,634 | - | 2,614,443 | 2,614,443 | 721,191 |
| DEBT SERVICE FUNDS | | | | | | | |
| Debt Service - 401 | 978,546 | 15,000 | 993,546 | - | 130,000 | 130,000 | 863,546 |
| TOTAL DEBT SERVICE FUNDS | 978,546 | 15,000 | 993,546 | - | 130,000 | 130,000 | 863,546 |
| CAPITAL PROJECTS FUNDS | | | | | | | |
| Capital Improvements - 301 | 709,232 | 4,400,000 | 5,109,232 | - | 4,400,000 | 4,400,000 | 709,232 |
| TOTAL CAPITAL PROJECTS | 709,232 | 4,400,000 | 5,109,232 | - | 4,400,000 | 4,400,000 | 709,232 |
| PROPRIETARY: | | | | | | | |
| ENTERPRISE FUNDS | | | | | | | |
| Water - 501 | 3,644,557 | 7,300,000 | 10,944,557 | 2,250,000 | 5,000,000 | 7,250,000 | 3,694,557 |
| Water Pollution Control - 502 | 1,252,000 | 9,200,000 | 10,452,000 | 2,000,000 | 7,526,000 | 9,526,000 | 926,000 |
| Hospital - 503 | 22,030,333 | 177,000,000 | 199,030,333 | 77,765,000 | 99,235,000 | 177,000,000 | 22,030,333 |
| Hospital Plant - 504 | 54,144,130 | 19,000,000 | 73,144,130 | - | 10,140,000 | 10,140,000 | 63,004,130 |
| Hospital Beaverson EMS - 505 | 255,047 | 55,000 | 310,047 | - | 200,000 | 200,000 | 110,047 |
| Hospital Endowment - 506 | 966,299 | 50,000 | 1,016,299 | - | 600,000 | 600,000 | 416,299 |
| Storm Drainage - 507 | 809,862 | 1,600,000 | 2,409,862 | 600,000 | 1,200,000 | 1,800,000 | 609,862 |
| Water Capital Fund - 511 | 71,379 | 225,000 | 296,379 | - | 275,000 | 275,000 | 21,379 |
| Sewer Capital Fund - 512 | 74,629 | 255,000 | 329,629 | - | 305,000 | 305,000 | 24,629 |
| Refuse Collection - 514 | 124,723 | 1,690,000 | 1,814,723 | - | 1,800,000 | 1,800,000 | 14,723 |
| TOTAL ENTERPRISE FUNDS | 83,372,960 | 216,375,000 | 299,747,960 | 82,615,000 | 126,281,000 | 208,896,000 | 90,851,960 |

| FUND | Estimated Unencumbered Fund Balance 1/1/2023 | Budget Year Estimated Receipt | Total Available For Expenditures | Budget Year Expenditures and Encumbrances | | | Estimated Unencumbered Balance 12/31/2023 |
|-------------------------------------|--|-------------------------------|----------------------------------|---|-----------------------|-----------------------|---|
| | | | | Personal Services | Other | Total | |
| INTERNAL SERVICE FUNDS | | | | | | | |
| Garage - 601 | 19,985 | 750,000 | 769,985 | 450,000 | 300,000 | 750,000 | 19,985 |
| Employee Benefits - 602 | 2,168,471 | 4,800,000 | 6,968,471 | 4,709,250 | - | 4,850,000 | 2,118,471 |
| Investment - 620 | - | 175,000 | 175,000 | - | 175,000 | 175,000 | - |
| TOTAL INTERNAL SERVICE FUNDS | 2,188,456 | 5,725,000 | 7,913,456 | 5,159,250 | 475,000 | 5,775,000 | 2,138,456 |
| FIDUCIARY: | | | | | | | |
| AGENCY FUNDS | | | | | | | |
| Guarantee Deposit - 702 | 144,218 | 50,000 | 194,218 | - | 150,000 | 150,000 | 44,218 |
| Clearing - 705 | 8,604 | 35,000 | 43,604 | - | 35,000 | 35,000 | 8,604 |
| Wooster Growth Corporation - 719 | 1,674,826 | 265,000 | 1,939,826 | - | 262,000 | 262,000 | 1,677,826 |
| Wooster Ashland Regional COG - 725 | 335,619 | 1,855,000 | 2,190,619 | 1,610,000 | 255,000 | 1,865,000 | 325,619 |
| TOTAL TRUST AND AGENCY FUNDS | 2,163,267 | 2,205,000 | 4,368,268 | 1,610,000 | 702,000 | 2,312,000 | 2,056,268 |
| TOTAL FOR MEMORANDUM ONLY | \$ 90,386,220 | \$ 231,081,875 | \$ 321,468,095 | \$ 89,384,250 | \$ 134,602,443 | \$ 224,127,443 | \$ 97,340,652 |

STATEMENT OF PERMANENT IMPROVEMENTS
 (Do Not Include Expense to be Paid from Bond Issues)
 (Section 7505.29 Revised Code)

| DESCRIPTION | Estimated Cost of Permanent Improvement | Amount to be Budgeted During Current Year | Name of Paying Fund |
|---------------------------------------|---|---|---------------------------------|
| Water Line Replacement Projects | \$ 700,000 | \$ 700,000 | Water - 501 |
| WTP - Full Plant Generator | 800,000 | 800,000 | Water - 501 |
| WTP - Filter Media Replacement | 400,000 | 400,000 | Water - 501 |
| WPCP - Gravity Thickening System | 300,000 | 300,000 | Water Pollution Control - 502 |
| CHP Engine Rebuild | 150,000 | 150,000 | Water Pollution Control - 502 |
| Sanitary Sewer Line - Walmart Area | 1,400,000 | 1,400,000 | Water Pollution Control - 502 |
| Storm Sewer Projects | 580,000 | 580,000 | Storm Sewer Fund - 507 |
| Police Vehicles | 175,000 | 175,000 | Capital Improvements Fund - 301 |
| Replace Medic 1307 & Power Cot | 300,000 | 300,000 | Capital Improvements Fund - 301 |
| Replace Community Center Roof | 150,000 | 150,000 | Capital Improvements Fund - 301 |
| Road Resurfacing | 2,281,250 | 2,281,250 | Capital Improvements Fund - 301 |
| Downtown Streetscape [East to Bever] | 850,000 | 850,000 | Capital Improvements Fund - 301 |
| PPM - Replace 16 Ton Double Axle Dump | 225,000 | 225,000 | Capital Improvements Fund - 301 |
| Bike Path Phase 3 | 150,000 | 150,000 | Capital Improvements Fund - 301 |
| TOTAL | \$ 8,461,250 | \$ 8,461,250 | |

City of Wooster, Ohio
Debt Schedule Excluding Compensated Absences
For the Budget Year Ending December 31, 2023

EXHIBIT VI

| PURPOSE OF BONDS AND NOTES | Rate of Interest | BUDGET YEAR | |
|---|------------------|---|--|
| | | Amounts Outstanding at Beginning of Budgeted Year January 1, 2023 | Amount Required for Principal and Interest 1/1/2023 - 12/31/2023 |
| Various Purpose Bonds, Series 2010 | | | |
| 2010 Beall Avenue Reconstruction | 2.00% - 3.75% | 1,330,000 | 190,738 |
| Sanitary Sewerage Improvement Bonds, Series 2018 | | | |
| 2018 Sanitary Sewage System Improvement Bonds | 2.85% | 3,765,000 | 320,281 |
| Various Purpose Refunding Bonds, Series 2020 | | | |
| 2020 Refunding 2010 Beal Ave | 1.79% | 1,135,000 | 158,050 |
| 2020 Refunding 2014 Water Bond | 1.79% | 1,870,000 | 194,600 |
| 2020 Refunding 2014 Sewer Bonds | 1.79% | 3,100,000 | 215,488 |
| 2020 Refunding 2015 Safety Center | 1.79% | 4,795,000 | 431,500 |
| 2020 Street Improvements | 1.79% | 1,175,000 | 115,650 |
| 2020 Park Improvements | 1.79% | 330,000 | 33,600 |
| 2020 Parking Lot Improvements | 1.79% | 175,000 | 14,550 |
| Ohio Public Works Commission | | | |
| 2003 Storm Mulberry Street Storm Sewer | 0.00% | 3,592 | 2,394 |
| 2007 Storm Grant, Clark, Walnut Storm Sewer | 0.00% | 45,650 | 8,300 |
| 2009 Sewer Larwill Street Sewer Separation | 0.00% | 39,225 | 2,179 |
| 2009 Storm Larwill Street Sewer Separation | 0.00% | 87,307 | 4,850 |
| 2009 Water Cleveland and Portage Road Waterline | 0.00% | 15,939 | 6,376 |
| 2010 Water Intermediate Water Tank | 0.00% | 249,817 | 13,879 |
| 2012 Water Burbank Road Waterline | 0.00% | 262,500 | 25,000 |
| 2013 Storm Market and Spruce Sewer Separation | 0.00% | 111,333 | 9,681 |
| 2014 Sewer Spink Street North Sewer Line | 0.00% | 93,750 | 4,167 |
| 2014 Sewer WWTP Wet Stream Improvements | 0.00% | 594,877 | 23,795 |
| 2014 Storm Spink Street North Storm Sewer | 0.00% | 281,250 | 12,500 |
| 2019 Sunset Lane & W. Highland Reconstruction | 0.00% | 74,349 | 4,131 |
| Ohio Water Development Authority | | | |
| 2005 Sewer WWTP Improvements Construction | 2.67% | 3,238,912 | 768,651 |
| 2009 Water Mindy Lane/Mechanicsburg and Buckeye Booster Station | 3.36% | 364,335 | 67,556 |
| 2009 Water Tank and Booster Station | 3.36% | 627,788 | 108,319 |
| 2010 Sewer Biotower and Sewer Line for Frito-Lay | 1% (5) - 3% (11) | 1,001,875 | 303,680 |
| 2010 Water Secondary Transmission Line | 3.70% | 107,643 | 17,596 |
| 2010 Water Waterline | 4.14% | 171,425 | 28,460 |
| General Obligation Notes | | | |
| 2022 Melrose Drive Reconstruction Special Assessments | 3.00% | 560,000 | 576,800 |
| 2022 Oak Hill Sanatary Sewer | 3.00% | 1,800,000 | 1,854,000 |
| TOTAL | | \$ 27,406,567 | \$ 5,516,771 |

ORDINANCE NO. 2022-13

AN ORDINANCE AMENDING CHAPTER 105 OF THE
CODIFIED ORDINANCES OF THE CITY OF WOOSTER,
OHIO, ENTITLED "WARDS AND BOUNDARIES"

WHEREAS, the expansion of the City of Wooster during the last decade has caused an imbalance in the population of the established wards; and

WHEREAS, the results of the 2020 census are now available to facilitate the redrawing of ward boundaries so as to equalize representation upon City Council; and

WHEREAS, the Laws and Ordinances Committee has met and approved a plan for redrawing ward boundaries, which plan is hereby recommended.

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

SECTION 1. That Chapter 105 of the Codified Ordinances of the City of Wooster, Ohio, entitled "Wards and Boundaries" be and the same is hereby amended to read as follows:

105.01 DIVISION OF CITY INTO WARDS. [NO CHANGES]

(a) Council shall subdivide the City into wards, equal in number to the members of the legislative authority who are elected from wards, within ninety days after:

(1) The first day of October of the year following the decennial census year;
or

(2) The annexation of territory containing, according to the last federal census or a census authorized by the legislative authority, such population as will entitle the City to an additional member of the legislative authority in accordance with the applicable provision of the municipal Charter.

(b) If the legislative authority fails to make such subdivision within the time required, it shall be made by the Director of Administration.

(c) In order to provide substantially equal population in each of the wards, the legislative authority may redivide the City into wards at any time.

(d) All wards shall be bounded, as far as practicable, by county lines, streets, alleys, lot lines, avenues, public grounds, canals, watercourses, Municipal Corporation lines, center lines of platted streets, or railroads, and shall be composed of adjacent and compact territory, and shall be substantially equal in population.

(e) The legislative authority may authorize and provide for conducting a census of the population of the City at any time in order to carry out the powers granted by this section.

(f) Action of the legislative authority to divide the City into wards shall be taken by ordinance and shall be effective for the first municipal primary election occurring at least 150 days after the passage of the ordinance.

105.02 FIRST WARD. [NEW BOUNDARIES]

Beginning at a point on the west corporation line where such line from the south intersects West Old Lincoln Way; thence following the corporation line westerly then northeasterly to its intersection with the centerline of Old Mansfield Road and McAfee Road; thence easterly along the centerline of Old Mansfield Road to the intersection of Mechanicsburg Road, West Liberty Street and West Bowman Street; thence east along the centerline of West Bowman Street to Oak Hill Road; thence north along the centerline of Oak Hill Road to Hamilton Avenue; thence east along the centerline of Hamilton Avenue to the intersection of Northwestern Avenue and Beechwood Avenue; thence east along the centerline of Beechwood Avenue to the intersection of Westridge Drive; thence east along Lot 4538 to the northeast corner of Lot 4538; thence south along the eastern parcel line of Lot 4538 to the north parcel line of Christmas Run Park; thence east along the north parcel line of Christmas Run Park to the southern parcel line of Lot 9754; thence east along southern parcel lines of Lot 9754 and Lot 9753 to a point on the centerline of North Grant Street; thence south along North Grant Street to the intersection of Foster Path; thence east along the centerline of Foster Path to the intersection of Quinby Avenue and Pearl Street; thence east along the centerline of Pearl Street to the intersection of North Bever Street; thence south along the centerline of North Bever Street to East Bowman Street, thence east along the centerline of East Bowman Street to a point where East Bowman Street turns northeasterly; thence projecting the centerline of East Bowman Street, from said point, east to its intersection with the corporation line; thence following the corporation line for the southerly part of the City to the place of beginning.

105.03 SECOND WARD. [NEW BOUNDARIES]

Beginning at the intersection of North Bever Street and East Bowman Street; thence east along the centerline of East Bowman Street to a point where East Bowman Street turns northeasterly; thence projecting the centerline of East Bowman Street, from said point, east to its intersection with the corporation line; thence following the corporation line for the easterly part of the City to its intersection with the centerline of Back Orrville Road; thence west along Back Orrville Road to the intersection of Akron Road and Portage Road; thence west along the centerline of Portage Road to the intersection of East Highland Avenue; thence westerly along the centerline of East Highland Avenue to the intersection of Cleveland Road; thence southwest along the centerline of Cleveland Road to North Bever Street; thence south along the centerline of North Bever Street to the place of beginning.

105.04 THIRD WARD [NEW BOUNDARIES]

Beginning at a point on the corporation where such line from the west intersects Oak Hill Road between Milltown Road and Oldman Road; thence south along the centerline of Oak Hill Road to a point at the northern parcel line of 2583 Oak Hill Road; thence easterly along the parcel line to the northwestern lot line of Lot 5587; thence south along the western lot line to a point on the centerline of Skylark Avenue; thence east along the centerline of Skylark Avenue to the intersection of Christmas Run Boulevard; thence south along the centerline of Christmas Run Boulevard to the intersection of West Highland Avenue; thence east along the centerline of West Highland Avenue and East Highland Avenue to Portage Road; thence east along the centerline of Portage Road to Akron Road; thence east along the centerline of Back Orrville Road to its intersection with the corporation limit; thence following the corporation line for the northerly part of the City to the place of beginning.

105.05 FOURTH WARD [NEW BOUNDARIES]

Beginning at a point on the corporation line where such line from the west intersects Oak Hill Road between Milltown Road and Oldman Road; thence south along the centerline of Oak Hill Road to a point at the northern parcel line of 2583 Oak Hill Road; thence easterly along the parcel line to the north western lot line of Lot 5587; thence south along the western lot line to a point on the centerline of Skylark Avenue; thence east along the centerline of Skylark Avenue to the intersection of Christmas Run Boulevard; thence south along the centerline of Christmas Run Boulevard to the intersection of West Highland Avenue; thence east along the centerline of West Highland Avenue to Burbank Road and East Highland Avenue, thence along the centerline of East Highland Avenue to Cleveland Road; thence southwest along the centerline of Cleveland Road to North Bever Street; thence south along the centerline of North Bever Street to Pearl Street; thence west along the centerline of Pearl Street to Quinby Avenue and Foster Path; thence west along the centerline of Foster Path to the intersection of North Grant Street; thence north along the centerline of North Grant Street to a point at the southern line of Lot 9753; thence west along the southern parcel lines of Lots 9753 and 9754 to the northern lot line of Christmas Run Park; thence west along the north parcel line of Christmas Run Park to the southeast corner of Lot 4538; thence north to the northeast corner of Lot 4538; thence southwest along the northern lot line to the intersection of Beechwood Avenue and Westridge Drive; thence westerly along the centerline of Beechwood Avenue to the intersection of Northwestern Avenue and Hamilton Avenue; thence west along the centerline of Hamilton Avenue to the intersection of Oak Hill Road; thence south along the centerline of Oak Hill Road to the intersection of West Bowman Street; thence west along the centerline of West Bowman Street to the intersection of Mechanicsburg Road, West Liberty Street and Old Mansfield Road; thence westerly along the centerline of Old Mansfield Road to its intersection with the corporation line; thence northerly and following the corporation line for the western part of the City to the intersection of Oak Hill Road and West Highland Avenue; thence westerly along the centerline of West Highland Avenue and following the corporation line for the western part of the City to the place of beginning.

SECTION 2. 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 law.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading 5/16/22 2nd reading _____ 3rd reading _____

Passed: _____, 2022 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2022
Mayor

Introduced by: Barb Knapic

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

| | |
|--|--|
| Division Administration | Meeting Date Requested 05-16-2022 |
| Project Name Chapter 105 – Wards and Boundaries | Estimated Total Funds/Costs N/A |
| Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED N/A | |
| If No, How is the Purchase to be Funded? | |
| Description This is a request to modify Chapter 105 – Wards and Boundaries, of the Wooster Codified Ordinances. The proposed changes are to sections 105.02 through 105.04, which are meets and bounds descriptions of the boundaries of each of the four Wards. These descriptions match the proposed map changes submitted previously to City Council. These changes are being submitted in order to comply with the requirements of Chapter 105 to make adjustments in Ward boundaries in order to maintain substantially equal populations in each Ward. The changes These changes were based on the most recent decennial census (2020) and were made in accordance with Ohio Revised Code section 731.06(D) for boundary requirements. Please see the attached memo summaries dated 8/13.2021 and 4/18/2022 and associated maps for more background information and detailed descriptions of the changes. | |
| Justification / Benefits These changes are required by Wooster Codified Ordinances and Ohio Revised Code in order to maintain substantially equal populations in each of the City’s Wards, providing equal representation for each voting district. | |
| Will this Project affect the City’s Operating Costs No | |
| What Alternatives Exist and what are the Implications of the Alternatives Ward boundaries must be adjusted based on most recent census in order to comply with codified ordinances. | |
| 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 Immediate passage is not needed, but approving now would allow for adequate notifications to the Board of Elections to make the required changes. | |
| NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE. | |
| Manager Requesting: Joel Montgomery | Date: 05-11-2022 |
| Approved for Agenda <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |

CHAPTER 105

Wards and Boundaries

105.01 Division of City into wards.

105.02 First Ward.

105.03 Second Ward.

105.04 Third Ward.

105.05 Fourth Ward.

CROSS REFERENCES

City name and boundaries - see CHTR. Sec. 1.01

Voting precincts - see Ohio R.C. 3501.18

105.01 DIVISION OF CITY INTO WARDS.

(a) Council shall subdivide the City into wards, equal in number to the members of the legislative authority who are elected from wards, within ninety days after:

- (1) The first day of October of the year following the decennial census year; or
- (2) The annexation of territory containing, according to the last federal census or a census authorized by the legislative authority, such population as will entitle the City to an additional member of the legislative authority in accordance with the applicable provision of the municipal Charter.

(b) If the legislative authority fails to make such subdivision within the time required, it shall be made by the Director of Administration.

(c) In order to provide substantially equal population in each of the wards, the legislative authority may redivide the City into wards at any time.

(d) All wards shall be bounded, as far as practicable, by county lines, streets, alleys, lot lines, avenues, public grounds, canals, watercourses, Municipal Corporation lines, center lines of platted streets, or railroads, and shall be composed of adjacent and compact territory, and shall be substantially equal in population.

(e) The legislative authority may authorize and provide for conducting a census of the population of the City at any time in order to carry out the powers granted by this section.

(f) Action of the legislative authority to divide the City into wards shall be taken by ordinance and shall be effective for the first municipal primary election occurring at least 150 days after the passage of the ordinance.

(Ord. 2001-69. Passed 12-17-01.)

105.02 FIRST WARD.

Beginning at a point on the west corporation line where such line from the south intersects West Old Lincoln Way; ~~thence west along the center line of West Old Lincoln Way to the west corporation line;~~ thence following the corporation line ~~westerly then northeasterly~~ to its intersection with the center-line of Old Mansfield Road ~~and McAfee Road~~; thence easterly along the center-line of Old Mansfield Road to the intersection of Mechanicsburg Road, West Liberty Street and West Bowman Street; thence east along the center-line of West Bowman Street to ~~Grant Street~~ Oak Hill Road; thence north along the center-line of ~~Grant Street~~ Oak Hill Road to ~~Foster Path~~ Hamilton Avenue; thence east along the center-line of ~~Foster Path~~ Hamilton Avenue to the intersection of ~~Northwestern Avenue and Beechwood~~ Quinby Avenue; thence ~~southeast~~ along the center-line of ~~Quinby~~ Beechwood Avenue to ~~the intersection of Westridge Drive~~ East Bowman Street; thence east along Lot 4538 to the northeast corner of Lot 4538; thence south along the eastern parcel line of Lot 4538 to the north parcel line of Christmas Run Park; thence east along the north parcel line of Christmas Run Park to the southern parcel line of Lot 9754; thence east along southern parcel lines of Lot 9754 and Lot 9753 to a point on the centerline of North Grant Street; thence south along North Grant Street to the intersection of Foster Path; thence east along the centerline of Foster Path to the intersection of Quinby Avenue and Pearl Street; thence east along the centerline of Pearl Street to the intersection of North Bever Street; thence south along the centerline of North Bever Street to East Bowman Street; thence east along the center-line of East Bowman Street to a point where East Bowman Street turns northeasterly; thence projecting the center-line of East Bowman Street, from said point, east to its intersection with the corporation line; thence following the corporation line for the southerly part of the City to the place of beginning.

(Ord. ~~20201-xx69~~. Passed ~~xx12-xx17-2201~~.)

105.03 SECOND WARD.

Beginning at the intersection of North Bever Street and East Bowman Street; thence east along the center-line of East Bowman Street to a point where East Bowman Street turns northeasterly; thence projecting the center line of East Bowman Street, from said point, east to its intersection with the corporation line; thence following the corporation line for the easterly part of the City to ~~its intersection with the centerline of Back Orrville Road~~; thence west along ~~Back Orrville Road~~ Back Orrville Road to the intersection of Akron Road, ~~Back Orrville Road~~ and Portage Road; thence west along the center-line of Portage Road to ~~the intersection of East Highland Avenue~~; thence westerly along the centerline of East Highland Avenue to the intersection of Cleveland Road; thence southwest along the center line of Cleveland Road to North Bever Street; thence south along the center-line of North Bever Street to the place of beginning.

(Ord. 202201-xx69. Passed xx12-xx17-2201.)

105.04 THIRD WARD.

Beginning at a point on the corporation where such line from the west intersects Oak Hill Road between Milltown Road and Oldman Road; thence south along the center-line of Oak Hill Road to a point at the northern parcel line of 2583 Oak Hill Road ~~Highland Avenue~~; thence easterly along the parcel line to the northwestern lot line of Lot 5587; thence south along the western lot line to a point on the centerline of Skylark Avenue; thence east along the centerline of Skylark Avenue to the intersection of Christmas Run Boulevard; thence south along the centerline of Christmas Run Boulevard to the intersection of West Highland Avenue; thence east along the center-line of West Highland Avenue and East Highland Avenue to Cleveland Road; thence southwest along the center line of Cleveland Road to Portage Road; thence east along the center-line of Portage Road to Akron Road; thence east northerly along the center-line of Back Orrville ~~Akron Road~~ to its intersection with the corporation limit; thence ~~east~~ and following the corporation line for the northerly part of the City to the place of beginning.

(Ord. 202201-xx69. Passed xx12-xx17-2201.)

105.05 FOURTH WARD.

Beginning at a point on the corporation line where such line from the west intersects Oak Hill Road between Milltown Road and Oldman Road; thence south along the center-line of Oak Hill Road to a point at the northern parcel line of 2583 Oak Hill Road ~~Highland Avenue~~; thence easterly along the parcel line to the north western lot line of Lot 5587; thence south along the western lot line to a point on the centerline of Skylark Avenue; thence east along the centerline of Skylark Avenue to the intersection of Christmas Run Boulevard; thence south along the centerline of Christmas Run Boulevard to the intersection of West Highland Avenue; thence east along the centerline of West Highland Avenue to Burbank Road and East Highland Avenue, thence east along the center-line of East Highland Avenue to Cleveland Road; thence southwest along the center-line of Cleveland Road to North Bever Street; thence south along the center-line of North Bever Street to Pearl ~~East Bowman~~ Street; thence west along the center-line of Pearl ~~East Bowman~~ Street to Quinby Avenue and Foster Path; thence north along the center line of Quinby Avenue to Foster Path; thence west along the center-line of Foster Path to the intersection of North Grant Street; thence north-south along the center-line of North Grant Street to a point at the southern line of Lot 9753; thence west along the southern parcel lines of Lots 9753 and 9754 to the northern lot line of Christmas Run Park; thence west along the north parcel line of Christmas Run Park to the southeast corner of Lot 4538; thence north to the northeast corner of Lot 4538; thence southwest along the northern lot line to the intersection of Beechwood Avenue and Westridge Drive; thence westerly along the centerline of Beechwood Avenue to the intersection of Northwestern Avenue and Hamilton Avenue; thence west along the centerline of Hamilton Avenue to the intersection of Oak Hill Road ~~West Bowman Street~~; thence west-south along the center-line of ~~West Bowman Street~~ Oak Hill Road to the intersection of West Bowman Street; thence west along the centerline of West Bowman Street to the intersection of Mechanicsburg Road, West Liberty Street and Old Mansfield Road; thence westerly along the center-line of Old Mansfield Road to its intersection with the corporation line; thence northerly and following the corporation line for the western part of the City to the intersection of Oak Hill Road and West Highland Avenue; thence westerly along the center line of West Highland Avenue and following the corporation line for the western part of the City to the place of beginning.

(Ord. 202201-xx69. Passed xx12-xx17-2201.)



538 N. Market Street * P.O. Box 1128
Wooster, Ohio 44691-3406



Jonathan S. Millea, AICP CEcD
Development Coordinator
Phone : (330) 263-5250
Fax: (330) 263-5247
Email: jmillea@woosteroh.com

MEMO

To: Council, Administration, Economic Development Partners
Cc: Administration
From: Jonathan Millea, Development Coordinator
Date: 8/13/2021
Re: **2020 Census - Wooster Grew 4.2%, Accounts for Nearly Half of Wayne County's Growth**

Dear Wooster City Council,

The US Dept. of Commerce Census Bureau released its key census figures last evening, a few days earlier than scheduled. We found a few key findings:

Key Findings:

- Wooster had **27,232** souls as of April 1, 2020 per the 2020 count
 - This is a **4.26%** increase over the 2010 count. While a bit slower than the previous decade's 5.3% increase, this is still quite **above** what we experienced in the 80's, and well over the **2.3% average growth rate for the State**.
 - This is also a **sizeable** adjustment over the 2019 estimates from the American Community Survey which had placed the City at just a **1%** increase up until today.
- Wayne County Grew to **116,894**, or **1.0207%**.
 - About **46.8%** of that gain occurred in Wooster proper.
 - This is slower than average, but it's above the *median* (most Ohio counties lost population).
 - There were some gains in the eastern and southern regions of the county (nearly 2,000 new residents), while losses were observed in the northeast, northwest, and to a lesser extent in the townships surrounding Wooster (about 1,230 fewer residents).
- Locally, ward populations grew relatively evenly, between 3% and 5.8%, with Ward 4 growing the *slowest* and Ward 3 growing the *fastest*.

On Redistricting:

The key purpose of the Census release is to allow for redistricting. The Charter of the City of Wooster Ohio, 7.04 Voting Districts, states that *"All matters pertaining to voting districts within the municipality, including their designation, number, apportionment and reapportionment, shall be governed by the general laws of Ohio, unless otherwise provided for in this Charter)."*

With regard to cities, ORC 731.06(D) states: *"All wards shall be bounded, as far as practicable, by county lines, streets, alleys, lot lines, avenues, public grounds, canals, watercourses, municipal corporation lines, center lines of platted streets, or railroads, and shall be composed of adjacent and compact territory, and substantially equal in population."* The same section advises that redistricting should take place by the end of the year, or at any time Council would deem fit in order to provide substantially equal populations in each of the wards.

The definition of substantial may vary from community to community. For Wooster in 2010, that amounted to ward populations being within 12.4% or so of one another, or 594 people. In 2020, the difference is slightly wider with a difference of 13.9%, or 892 people, between Ward 1, with the lowest population, and Ward 3, with the highest population:

| Wooster | 2010 | 2020 | Change | Percent |
|--------------|---------------|---------------|--------|---------|
| Ward 1 | 6,224 | 6510 | 286 | 4.6% |
| Ward 2 | 6,401 | 6623 | 222 | 3.5% |
| Ward 3 | 6,995 | 7402 | 407 | 5.8% |
| Ward 4 | 6,499 | 6697 | 198 | 3.0% |
| Total | 26,119 | 27,232 | | |

With regard to the number of wards, Section 731.01 stipulates six wards for a city of 25,000 inhabitants, and then one additional ward for every 15,000 inhabitants, not to exceed 14.) This division is superseded by Section 2.01 of the Charter of the City of Wooster, which defines four wards with future size and composition to be determined with each decennial Charter Review.

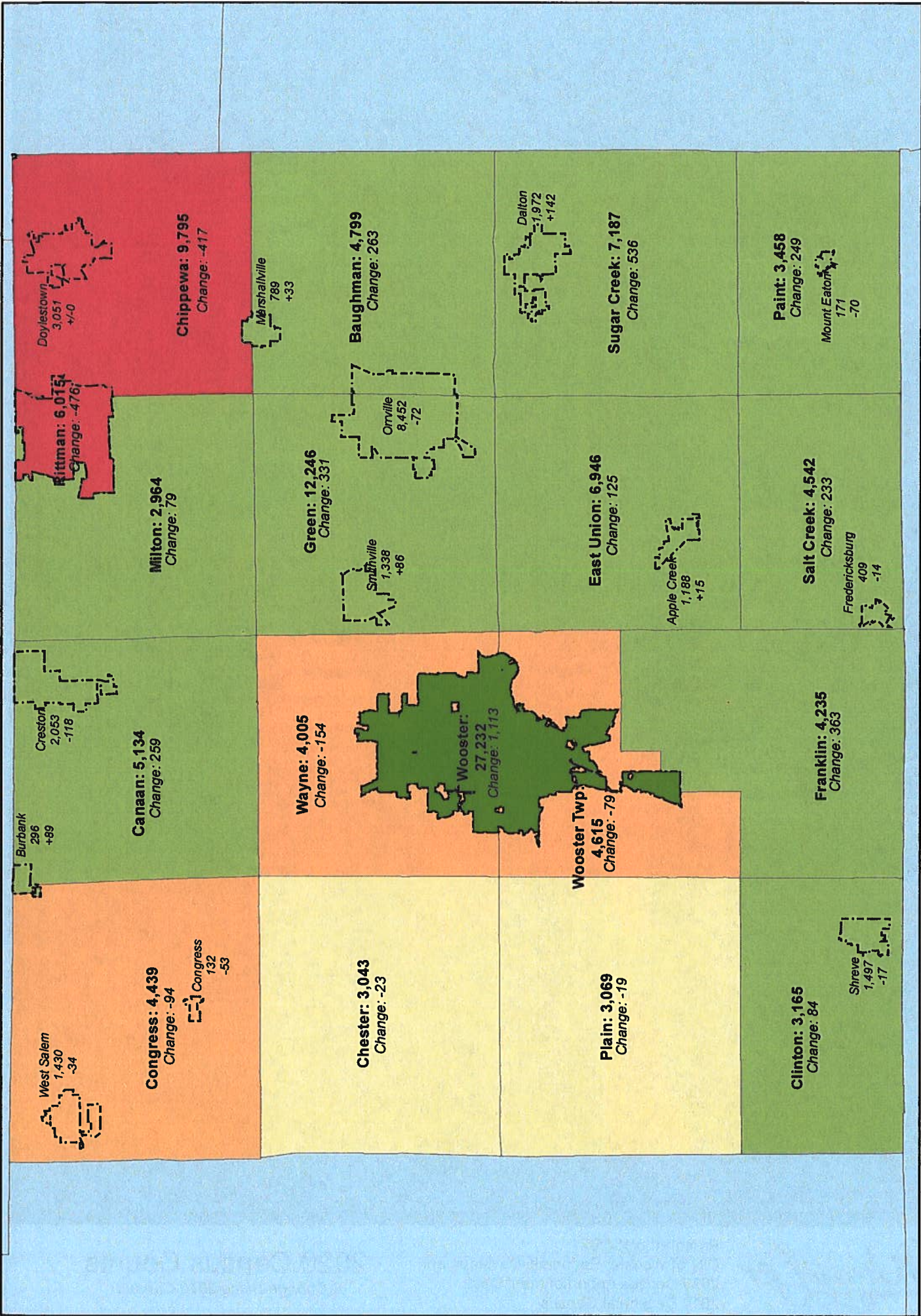
Please find attached maps highlighting how our region’s population has changed. We hope that this information will be helpful in better understanding how our city continues to evolve.

Please advise is additional information is desired. Thank you!

Sincerely,

Jonathan Millea, AICP CE&D

Development Coordinator



Please note: 2020 Figures are not raw, but have been adjusted slightly due to differential privacy using new methods not used in 2010. Changes shown are not exact and may vary in accuracy. For example, a figure of 20,000 is within .1% of the actual raw number collected, which is still to be within a normal margin of error.

2020 Census Counts & Change Since 2010 Census

Prepared 8/13/2021
 City of Wooster Economic Development
 2020 Census Apportionment Data
 2010 Decennial Census



WARD 4
Pop: 6697
Change: 198

WARD 3
Pop: 7402
Change: 407

WARD 2
Pop: 6623
Change: 222

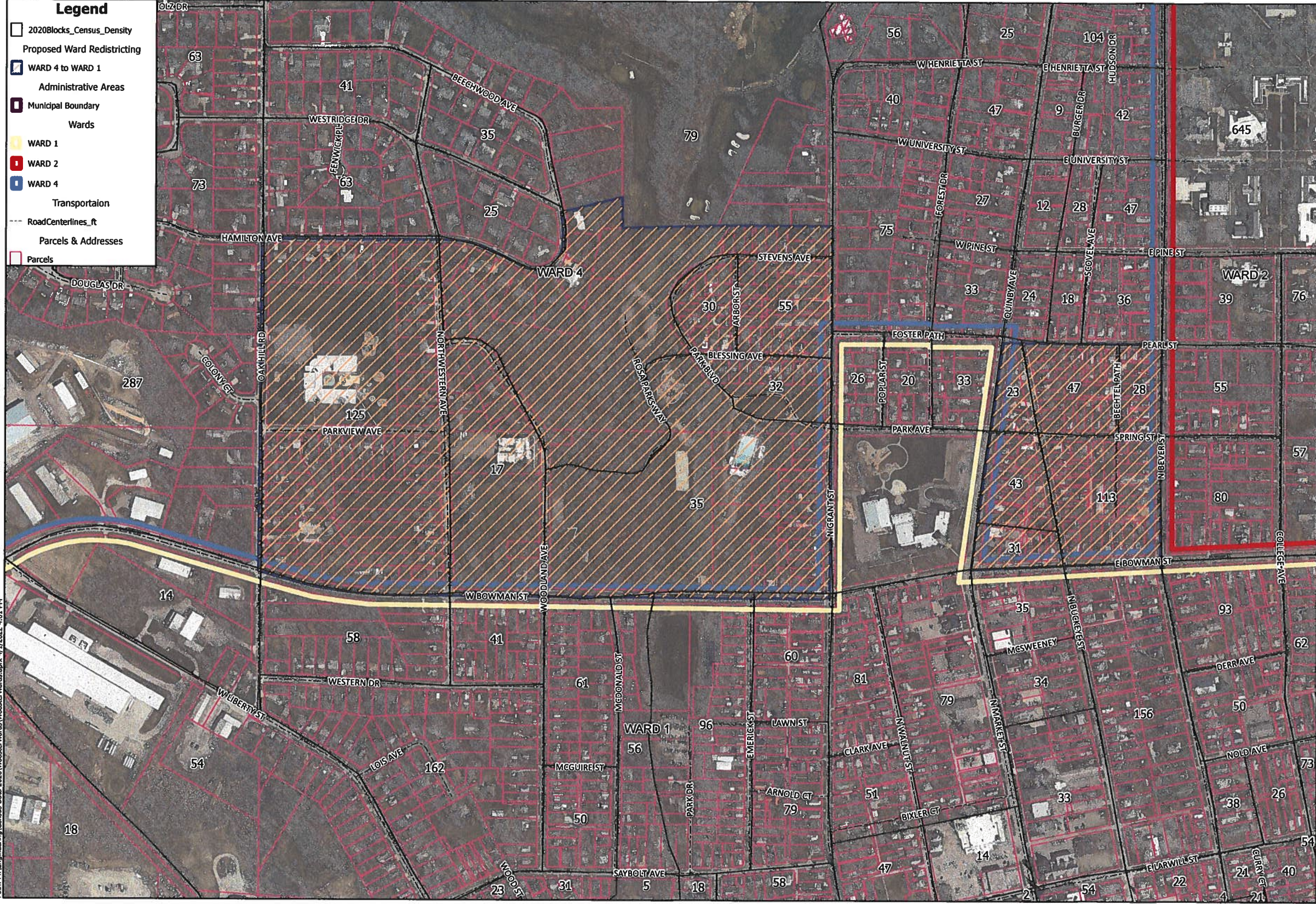
WARD 1
Pop: 6510
Change: 286



Prepared 8/13/2021
City of Wooster Economic Development
2020 Census Apportionment Data
2010 Decennial Census

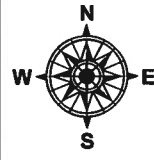
2020 Census Counts
& Change Since 2010 Census

Path: H:\Engineering\Census Data 2020\Wooster\Wards\WoosterWards.aprx 4/7/2022 4:01 PM

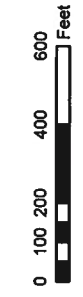


Legend

- 2020Blocks_Census_Density
- ▭ Proposed Ward Redistricting
- ▭ WARD 4 to WARD 1
- ▭ Administrative Areas
- ▭ Municipal Boundary
- ▭ Wards
- ▭ WARD 1
- ▭ WARD 2
- ▭ WARD 4
- ▭ Transportation
- RoadCenterlines_ft
- ▭ Parcels & Addresses
- ▭ Parcels



NOTES:
1) All boundaries shown ARE NOT survey quality and are for reference only.



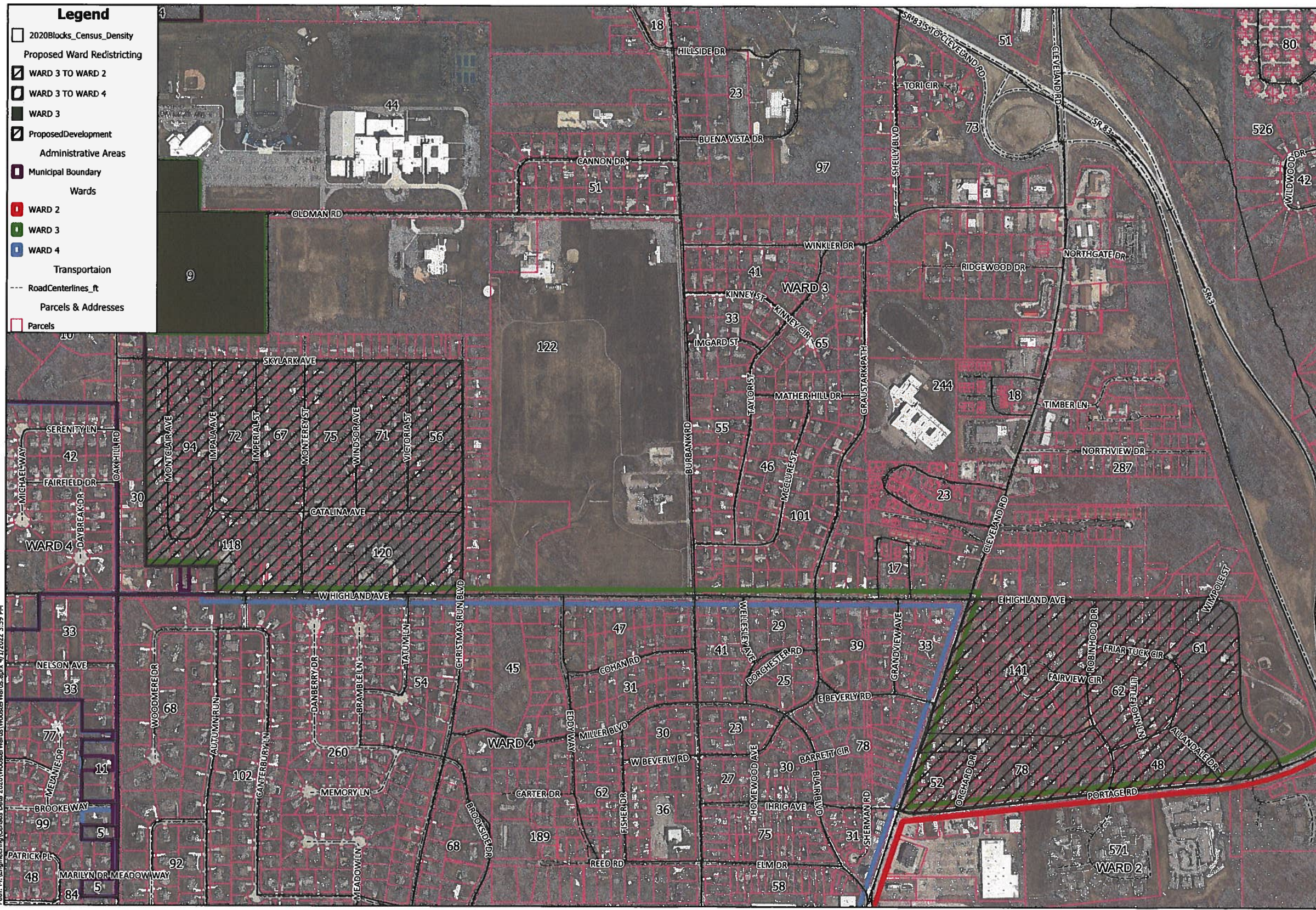
**2020 CENSUS COUNTS
PROPOSED WARD
REDISTRICTING**

Scale: 1" = 400 Feet

**CITY OF WOOSTER
DIVISION OF ENGINEERING**
538 N. MARKET ST.
WOOSTER, OHIO 44691
Ph: (330) 263-5251
FAX: (330) 263-5253
robert.v.mobilarski@woosteroh.com

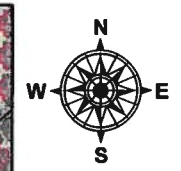


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Legend

- 2020Blocks_Census_Density
- Proposed Ward Redistricting
 - ▣ WARD 3 TO WARD 2
 - ▣ WARD 3 TO WARD 4
 - ▣ WARD 3
 - ▣ ProposedDevelopment
- Administrative Areas
 - ▣ Municipal Boundary
- Wards
 - ▣ WARD 2
 - ▣ WARD 3
 - ▣ WARD 4
- Transportation
 - RoadCenterlines_ft
- Parcels & Addresses
 - ▣ Parcels



NOTES:
1) All boundaries shown ARE NOT survey quality and are for reference only.



2020 CENSUS COUNTS PROPOSED WARD REDISTRICTING

Scale: 1" = 600 Feet

CITY OF WOOSTER
DIVISION OF ENGINEERING

548 N. MARKET ST.
 WOOSTER, OHIO 44691
 PH: (330) 263-5251
 FAX: (330) 263-5253

ROSELYN V. KOBILARCIK CITY ENGINEER
 rkobilarci@woosteroh.com



RESOLUTION NO. 2022-21

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO THE STATE OF OHIO DEPARTMENT OF DEVELOPMENT FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT AND A CRITICAL INFRASTRUCTURE GRANT; TO ACCEPT SUCH MONIES, IF AWARDED; TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH, AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, the State of Ohio Department of Development has notified the City that it may be eligible for a biannual Allocation Community Development Block Grant (CDBG) of up to \$150,000; and

WHEREAS, the State of Ohio Department of Development notified the City of Wooster of its eligibility for a critical infrastructure grant of up to \$500,000.00 from the Ohio Small Cities Community Development Block Grant funds for FY 2022; and

WHEREAS, two public hearings are required to apply for the above-referenced grant programs in order to gain input for the expenditure of said funds; the first was held on April 22, 2022, the second was held on May 31, 2022, and a third follow-up with the same content held on June 6, 2022; and

WHEREAS, this Council deems that prompt action is necessary in order to submit the application by the first funding round deadline of June 15, 2022.

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

SECTION 1. The Mayor is hereby authorized to submit on behalf of the City of Wooster an application to the State of Ohio Department of Development, including all understandings and assurances contained therein, for a Small Cities Allocation Community Development Block Grant in the amount of \$150,000.00, for a program of activities consisting of:

- Fire Station 1 Rehab and Expansion (\$127,500 – Allocation, \$500,000 Critical Infrastructure)
- Fair housing program (In-kind – Allocation)
- Assistance to the Viola Startzman Clinic (\$22,500 – Allocation)

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 law.

SECTION 3. This Resolution is hereby declared to be necessary for 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 prompt action is necessary in order that the application to the State of Ohio Department of Development for a Small Cities Community Development Block Grant may be submitted by the June 15, 2022 deadline; 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: _____, 2022

Vote: _____

Attest: _____

Clerk of Council

President of Council

Approved: _____, 2022

Mayor

Introduced by: Craig Sanders

Res.
2022-21

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

| | |
|---|--|
| Division Development | Meeting Date Requested June 6, 2022 |
| Project Name 2022 CDBG Allocation/Critical Request | Estimated Total Funds/Costs \$650,000 |
| 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? Capital Fund / Appropriation - Reimbursed by Grant | |
| Description of Request Requested is Council's approval allowing the City of Wooster to make an application to the Ohio Development Services Agency's Office of Community Development for its biannual \$150,000 CDBG Allocation request with an accompanying request of \$500,000 in CDBG Critical Infrastructure funds to assist in financing the rehabilitation of Fire Station 1 (Activity 1) and expanding medical services to needy residents in partnership with Viola Startzman (Activity 2). The proposed Fire Station 1 rehabilitation project is necessary to bring the 61-year-old facility to modern building code standards and to support modern fire service. This includes a failing rain roof, aging plumbing systems, and lack of appropriate spaces to minimize or eliminate cancer-causing agents and infectious disease. This application will be subject to satisfactory review of all public comments received on this project through the 9:00 am, June 6, 2022 Public Hearing date. (Absent of satisfactory review, this application will not proceed.) An earlier hearing was held May 31, 2022 with the same information but no public comments were provided. Grants are competitive. Improvements to the Walnut/South intersection (signals), is an alternative project. | |
| Justification / Benefits The Fire Station 1 project addresses a health and safety concern for a low-to-moderate income service area while also providing up to a \$627,500 cost savings to the City, allowing it to better fill a project funding gap and tackle this project immediately. The Viola Startzman Free Clinic project will support expanded medical care to LMI-qualified residents. | |
| Will this Project affect the City's Operating Costs Activity 1 will allow the City to cover a funding gap. Activity 2 will provide direct medical service. | |
| What Alternatives Exist and what are the Implications of the Alternatives Alternatively, the City may decide to forgo the grant and pursue other funds (this would alleviate the City from certain compliance costs, but these are deemed insignificant. | |
| Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances: N/A | |
| 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 Approval by June 6th is requested to apply for the first round on June 15th. | |
| NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE. | |
| Manager Requesting: Jonathan Millea | Date: June 2, 2022 |

Approved for Agenda Yes No

Barry Saley
Fire Chief

Nathan Murphy
Assistant Fire Chief

Scott Kiper
Assistant Fire Chief

Michael Berry
Fire Inspector

Kim Gates
Office Coordinator



3333 Burbank Rd.
Wooster, Ohio 44691

330-263-5271
Telephone

330-263-5281
Fax

DIVISION OF FIRE
City of Wooster

To: City Council
From: Chief Saley, Wooster Div. of Fire
CC: City Administration
Date: 5/2/22
Re: Fire Station #1 Renovation Project Status Update

Dear Councilpersons,

The Fire Station #1 renovation project has been extensively discussed and reviewed. With the design phase currently in process, I wanted to provide Council with a summary of the project's history, current status, and our next steps.

The Fire Station Study & Master Plan conducted by ARC in 2007 stated that:

- Station #1 is adequately located but needs renovations to comply with Building Code & Fire Service Standards.
- Fire Station #1 has a poor design layout, extreme lack of space, and aging & deteriorating building infrastructure.

These deficiencies were documented in a presentation to City Council in 2015, the 2017 feasibility study conducted by Bowen, and multiple annual budget requests.

In 2020 with Council's approval, we selected and began the project's design phase. Our architect, Mull & Weithman (M&W), was selected based on their considerable experience in fire station renovations. Additionally, M&W utilized a holistic approach to the design. This approach considered the needs of the community, firefighters, and administration. They conducted several internal surveys to determine the current and future needs for the fire station while fitting them all within our tight footprint & budget.

M&W identified the needs of the project and broke them down into priorities.

These priorities include:

- | | |
|---|---|
| #1 Apparatus Bays | #2 Living Quarters |
| #3 Building Services | #4 Turn Out Gear Storage / Decon Spaces |
| #5 Office Space, | #6 Physical Fitness / Dining Addition, |
| #7 Dayroom / Kitchen & Apparatus Apron. | |

Using these priorities, M&W provided the first conceptual design to meet the current and future needs of the Fire Division. The original design consisted of a 20,546 S.F. fire station (10,148 S.F. original building, 6,245 S. F south addition & 4,153 S.F. north addition). An estimated budget based on recent projects of approximately 7 million dollars (not including soft costs).

Based on current construction and material costs, the project's estimated cost significantly exceeded the original budget developed before the 2022 budget preparation in September of 2021. We challenged M&W and the renovation committee to identify concepts to narrow down our needs for current operations and growth for the next 15 years.

The team was able to adjust the design concept to reduce approx. 5,570 S.F from the project. This was feasible by combining or eliminating functional spaces that were "wants vs. needs." This included integrating four function spaces into one function space for training. We removed an "EMS triage room," created a "utility bay," right-sized the number of bunk rooms & restrooms, conducted value engineering, and utilized a "campus concept" to maximize parking and severe weather code requirements with City Hall.

The conceptual design addresses the known deficiencies of the current fire station. It incorporates the suggestions by our staff to enhance operational effectiveness and safety. It allows us to improve existing operations and plan for anticipated growth through the next 15 years.

Based on recent similar project bids and a construction cost index, the design team estimates the hard cost to be \$5,374,000. This includes a 10% construction contingency. The soft costs will be planned into the 2023 O&M budget process to maximize cost savings for FF&E that can be purchased cheaper outside of the project/contractor.

With the known increase in the project's cost, City staff members have been researching alternative funding opportunities to help offset some of the additional costs. Unfortunately, we did not meet the funding criteria for the Ohio Special Project Grants, USDA Community Facility Grant, FEMA Fire Station Grant (stalled in Congress Committee). Mr. Millea has been working through the details for a CDBG Grant, which we qualify to request up to \$627,500 dollars for funding of critical infrastructure.

As we work through the final design and bid documents, I plan to work with City Administration to identify funding for the project. I look forward to providing additional details at our Safety Committee meeting and share proposed drawings, building layouts, renderings, & proposed schedule pending funding.

I appreciate your support of this project.

Chief Saley- Wooster Fire



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City of Wooster Citizen Participation Plan
Updated June 6, 2022

The following policies shall constitute the efforts of the City of Wooster to encourage the widest possible participation of its citizens, particularly those of low or moderate income, in the planning of, access to, and evaluation of Community Development Block Grant (CDBG) activities:

- I. The City shall use the input of its elected representatives, its internal boards, and also other interested local organizations advocating for the interests of low-to-moderate income citizens and members of protected classes, to provide guidance in designing Community Development programs.
- II. The City shall provide all citizens timely and reasonable access to local meetings, information and records relating to the proposed use of funds, such access to be focused through the Community Service and Development Department.
- III. The City shall provide technical assistance to organizations representative of low and moderate income persons in developing funding proposals through the Community Service and Development Department.
- IV. The City shall provide for at least two public hearings to obtain citizen views and respond to proposals and questions at all stages of the Community Development program, including at a minimum, the development of needs, review of proposed activities and past performance. These hearings shall be held at convenient times and places after adequate notice has been given in accordance with Ohio Department of Development Office of Community Development requirements, and also posted on the City of Wooster's website (www.woosteroh.com), and provisions made for the handicapped and hearing-impaired. Additionally, where appropriate, the City will coordinate with partnering organizations focused on improving the quality of life in low-to-moderate income persons in order to maximize its outreach efforts.
- V. The Development Coordinator shall receive and respond, in writing, within 15 working days where practicable, to written citizen complaints and grievances, and shall maintain records of such correspondence.
- VI. When the Development Coordinator determines that a significant number of non-English speaking residents can be reasonably expected to participate in hearings or discussions of Community Development activities, appropriate translation or interpretation will be provided to accommodate their needs.
- VII. The Department of Community Service and Development, and the Development Coordinator, will be located at City Hall at the contact information listed above.

City of Wooster Resolution 2022-22
City of Wooster Resolution 2017-19
City of Wooster Resolution 2013-64