

**MINUTES
CITY OF WOOSTER PLANNING COMMISSION**

July 7, 2022

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Mike Steiner made a motion to approve the minutes of the June 2, 2022, meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 6-0.

III. APPLICATIONS

PC-22-7.

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

The applicant tabled the application.

PC-22-13.

J. Douglas Drushal requested Final Development Plan approval for the construction of a 300-square-foot addition at 611 West Liberty Street (vehicle washing facility) with parcel number 64-00818.000 in a C-2 (Community Commercial) zoning district.

Doug Drushal, 225 North Market Street, stated that the existing facility would seek approval for the variances needed for constructing a 300 square foot addition from the Board of Building and Zoning Appeals. Mr. Drushal explained that the property had been a car wash for a long time and needed updating. Mr. Drushal continued that the improvements for two existing tunnels required new equipment. Mr. Drushal stated that the facility needed a slight extension to the building. Mr. Drushal explained that Caballo Loco Enterprises LTD owned that property.

Mr. Marion stated that the current status is considered a legal, nonconforming structure and use. Mr. Marion explained that two variances are pending tonight at the Board of Building and Zoning Appeals. The proposal was brought before the board because the property is adjacent to a residential neighborhood.

Shawn Starlin made a motion to approve application PC-22-13 as presented with the following conditions:

1. Variance is approved for the expansion of a legal nonconforming use.
2. Variance is approved for the reduction of a front setback along Larwill Street.
It is recommended that the two parcels be combined into one by making an application for a minor subdivision change.
3. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water management, current edition.
4. The developer must use the current City of Wooster Engineering Standards.
5. Developer to obtain all necessary Engineering Permits and storm water guarantees.

6. The commission recommends that the two lots be combined.
Mark Weaver seconded the motion. The motion carried unanimously, 6-0.

PC-22-14.

Justin Starlin requested Final Subdivision Plat (Spring Run) approval to create ninety-one lots on the west side of Oak Hill Road with parcel number 67-02914.000 (3146 Oak Hill Road) in an R-2 (Single-Family Residential) zoning district.

Justin Starlin, 1825 Enterprise Parkway, stated that the proposal was for the final design plan brought before the Commission on March 2, 2022. Mr. Starlin introduced the design team Project Engineer Matthew Duncan with Davey Resource Group, and Dave Angle, Surveyor of the site. Mr. Starlin explained that the plan was not revised as submitted, with 91 single-family homes constructed on the site. Mr. Starlin continued working with the Planning and Zoning Department on the landscaping plan.

Mike Steiner made a motion to approve application PC-22-14 with the following conditions:

1. Landscaping plan and financial guarantee meeting code requirements.
2. Street light plan approved by AEP and City Engineer.
3. Review and acceptance of HOA documents.
4. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water management, current edition.
5. Developer must use the current City of Wooster Engineering Standards.
6. Developer to obtain all necessary Engineering Permits and storm water guarantees.

Grant Mason seconded the motion. The motion carried 5-0. Shawn Starlin abstaining.

PC-22-15.

Thomas Winkhart requesting Final Development Plan approval for the construction of a mixed-use residential development consisting of single-family homes and two, four, and eight-unit multifamily buildings with a community center with parcel numbers 71-00250.000 and 71-00251.000 (4677 Melrose Drive) in a PD (Planned Development) zoning district.

Patrick Mackey, 8230 Pittsburgh Avenue NW, North Canton, stated that the proposal would consist of single-family homes, two, four, and eight-unit multifamily dwellings with a community center. The plan is consistent with the preliminary plan review with the zoning change. Mr. Mackey explained that the tree clearing and grubbing were ongoing, the site earthwork starting in the fall. Mr. Mackey continued that they had the JD for the wetland permit and were waiting on the Ohio EPA's permit. Mr. Mackey stated that demolition of the house would occur later this month. Mr. Mackey explained that building would take place according to material availability which was a challenge. Mr. Mackey continued that the Planned Development was a unique situation where you create your own rules based on default zoning R-3 Attached Residential.

Mr. Marion stated that the Preliminary Plan was approved by the Planning Commission and City Council in 2021. Mr. Marion explained that the basis for the Planned Development is to allow for the mixed-use development of single-family and multifamily while maintaining minimum open areas. Mr. Marion continued that during the original hearing, there was testimony provided by those opposed and those in favor of the development. Mr. Marion stated that there were presentations on the need for additional housing units and options for city residents and potential new employees. Mr. Marion explained that current housing data indicates a housing shortage within the City of Wooster, especially true with the increased build-out of industrial and manufacturing space. The applicant has provided a landscape plan that buffers the adjacent

property owners from the multifamily units. Mr. Marion continued what was before you was the completed final development plan.

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

James Smith, 2491 East Smithville Western Road, stated that his concern was that he owns one of the adjacent properties to the north side of Smithville Western Road, and the area behind the house does not have any of the large pine trees because of the site line. Mr. Smith explained that the area would have a lot of housing and people. Mr. Smith asked about the site line and if anything was in the plan. Mr. Smith stated that people could get into his backyard from the development.

Mr. Marion stated that evergreen trees would be planted on the property lines for a buffer.

Bill Williams, 4561 Mel Lane, asked if Mel Lane had access to the development and only emergency access and if it would be gated and locked. Mr. Williams stated that he suggested the condition be put in writing that Mel Lane should not be used for a construction drive and only for emergency access in the future.

Joel Montgomery stated that the weight capacity on Mel Lane would be similar to Melrose Drive currently. Mr. Montgomery explained that Melrose Drive will be improved and would have greater capacity in the future. Mr. Montgomery continued that with any project, whenever there is construction access, the contractor and developer are responsible for any road damage.

Lucy Drabenstott, 1559 Bent Tree Drive, stated that her allotment was concerned about the traffic on Melrose Drive. Mrs. Drabenstott explained that Melrose Drive was overloaded with traffic at rush hour. Mrs. Drabenstott continued that the development would create a lot more traffic. Mrs. Drabenstott stated that the intersection of Milltown Road and Melrose Drive was dangerous.

Mr. Armbruster stated that a traffic study was completed to show the increased traffic volume the road should handle. Mr. Montgomery stated that there was a pretty extensive process for evaluating traffic volume, and the process can be started by contacting the City Engineering Department. Mr. Montgomery noted that the developer did a traffic study, and the City Engineering Department, in conjunction with existing traffic and other traffic projections, designed Melrose Drive and the widening of the road.

Judy Vincent, 1623 Summerlin Drive, stated that the traffic at the intersection of Milltown Road and Melrose Drive was terrible, and when you are looking at more houses, this will make the road traffic worse. Mrs. Vincent continued that a turn lane or a red light on Milltown Road should be considered to turn left onto Melrose Drive.

Richard Spade, 4494 Mel Lane, stated his concern was that the multifamily units would be behind his house and all rentals. Mr. Spade explained that the homes around the development were single-family owned homes. Mr. Spade explained that the traffic would be bad.

Mr. Armbruster closed the public hearing.

~~Shawna Smith combined into one~~ The Commission voted to approve application PC-22-15 as presented with the following conditions:
2. Landscaping plan meeting code requirements.

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

Mike Steiner seconded the motion. The motion carried unanimously, 6-0.

PC-22-16.

Recommendation to establish R-4 zoning on parcels 53-01312.000 and 53-01518.000 and R-2 zoning on parcels 53-01918.002, 53-01859.007, 53-01918.000, 53-01918001, 53-01919.000, 53-01859.008, 53-00030.000, 53-01859.000, 53-00030.001, 53-01859.006, and 53-01859.004 for a total of 75.217 acres of land being annexed into the City of Wooster at the intersection of Milltown Road and Oak Hill Road.

Mr. Marion stated that the application is made by the City of Wooster following the Wayne County Commissioners approval of the annexation. Mr. Marion explained that the next step in the process is to establish zoning for each parcel included within the annexation plat. Mr. Marion continued that we have a letter requesting that the lots north of Milltown be zoned R-4. Analysis of the parcels south of Milltown, determined that R-2 would be the best zoning for that area. Mr. Marion stated that this is before the Commission because if no recommendation is made to Council prior to the acceptance of the annexation, the zoning will default to R-1. Mr. Marion stated that the recommendation is based upon adjacent use and zoning. There is a commercial area to the east and R-4 to the south of the parcels on the north side of Milltown. The southern area is adjacent to R-2, R-4 and Community Facilities.

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

Mike Steiner made a motion to approve application PC-22-16 as presented. Grant Mason seconded the motion. The motion carried unanimously, 6-0.

PC-22-17.

Brent Rozar requesting Final Development Plan approval for the construction of an 89,595 square foot addition and parking at 3401 Old Airport Road (Schaeffer Transmissions Systems, LLC) with parcel number 67-02100.000 in an I-2 (General Industrial) zoning district.

Brent Rozar, 14780 Friendsville Road, stated that the proposal for 89,595 square foot manufacturing is additional for manufacturing, shipping, and receiving. Mr. Rozar explained that the building would be in the existing parking area, so we propose expanding the parking area to accommodate the parking loss. Mr. Rozar continued that there are shipping and receiving docks on the east side of the building and will expand the concrete area for truck traffic. Mr. Rozar stated that the new addition was for E mobility.

Kyle Adams made a motion to approve application PC-22-17 as presented with the following conditions:

1. Retention pond is properly buffered.
2. Hedgerow is extended along Akron Road to screen the new parking area.
3. Adjust parking aisles to meet the minimum 24' width.
4. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water management, current edition.
5. Developer must use the current City of Wooster Engineering Standards.

6. Developer to obtain all necessary Engineering Permits and storm water guarantees. Shawn Starlin seconded the motion. The motion carried unanimously, 6-0.

IV. **ADJOURNMENT**

Grant Mason made a motion to adjourn. Mike Steiner seconded the motion. The motion passed unanimously, 6-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant