



WOOSTER CITY COUNCIL MINUTES

4/17/2023

I. ROLL CALL & ORDERING OF AGENDA

President Mike Buytendyk called the regular meeting of Wooster City Council to order at 7:45p.m. Clerk Lynne DePaulo called roll with the following members present; Craig Sanders, Scott Myers, Bob Reynolds, Mark Cavin, Jon Ansel, and Jen Warden. Barb Knapic was absent. City Administration present: Mayor Bob Breneman, Director of Administration Joel Montgomery, Finance Director Andrei Dordea and Law Director John Scavelli.

II. APPROVAL OF MINUTES

Councilwoman Warden moved to approve the minutes of the April 3, 2023 regular meeting, seconded by Councilman Myers. Upon voice vote, the minutes were approved.

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

Mayor Breneman stated that the Wall Street Journal reported that GOJO Industries was looking for a buyer. GOJO Wooster is the leading site for manufacturing Purell.

Mayor Breneman announced that the Meijer gas station is scheduled to open on April 20th and the retail store on May 16th; Mariola Italian is scheduled to open May 24th. Summer recreation programs are open for registration through the Recreation Department. The Spring City Newsletter has been published and is available for viewing on the city's website.

The Wooster Comprehensive Plan Survey is published and available on the city's website. Mayor Breneman encouraged the community to take the survey and help plan for the future.

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

Councilman Ansel motioned to waive the hearing for the Liquor Control permit for Bell Stores, seconded by Councilman Cavin.

Upon roll call, the motion to waive the hearing passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic-absent)

V. COMMITTEE REPORTS; PUBLIC HEARINGS

Councilman Sanders stated that the Finance Committee had met prior to the council meeting. Mr. Dordea presented his First Quarter 2023 Financial Report. Mr. Montgomery gave his 2022 Summary of Operations presentation. Mr. Sanders stated the city has many positive things going on.

Public Hearing #1 – E. Vine Street Re-zoning

Councilman Reynolds opened the public hearing for the re-zoning of parcels on E. Vine Street from RT (Traditional Residential) to I-3 (Urban Industrial). He asked if anyone would like to speak in favor of the re-zoning. Attorney Matt Long, representing KLML Ltd, spoke in favor. Councilman Reynolds asked Mr. Long if any thought had been given to rebuilding the area with new residential. Mr. Long stated that this particular area is not attractive or suited for residential living. Councilmen Cavin and Myers both spoke in favor of the re-zoning. Councilman Reynolds asked if anyone would like to speak against the re-zoning; no one spoke. The public hearing was closed.

Public Hearing #2 – Melrose Drive zoning

Councilman Reynolds opened the public hearing for the zoning of 32.24 acres on Melrose Drive to R-2 (Single Family Residential). He asked if anyone would like to speak in favor of the zoning. Attorney Andrew Brower, 121 N. Market Street, Wooster OH, representing Schlabach Builders, spoke in favor of the R-2 zoning. Jonathan Millea, petitioner for the City of Wooster on the annexation of the property, spoke in favor of the R-2 zoning. Planning Commission has recommended the R-2 zoning and feels it is the most compatible zoning for the area. Councilman Ansel stated that Schlabach Builders is a welcome addition to the city. They are creditable and good stewards of land

use. Councilman Reynolds asked if anyone would like to speak against the zoning; no one spoke. The public hearing was closed.

VI. UNFINISHED BUSINESS –

1. Second Reading – ORDINANCE NO. 2023-09

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO I-3 (URBAN INDUSTRIAL) FOR PROPERTY LOCATED ON EAST VINE STREET (Reynolds)

Councilman Reynolds stated the public hearing had been held. He has had no feedback on the issue.

Councilman Reynolds moved to suspend the rules, seconded by Councilman Myers. Upon roll call, motion to suspend passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

Councilman Reynolds moved to adopt, seconded by Councilman Ansel. Upon roll call, motion to adopt passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

2. Second Reading – ORDINANCE NO. 2023-10

AN ORDINANCE TO ZONE ANNEXED LAND AS R-2 (SINGLE- FAMILY RESIDENTIAL), FOR TERRITORY LOCATED ON THE EAST SIDE OF MELROSE DRIVE, AND CONTIGUOUS TO THE CORPORATION LIMITS PURSUANT TO SECTION 1107.04 OF THE WOOSTER CODIFIED ORDINANCES (Reynolds)

Councilman Reynolds stated the public hearing had been held. This piece of legislation will need to be tabled since the annexation legislation has not been passed yet.

Councilman Reynolds moved to table this legislation, seconded by Councilman Sanders. Upon roll call, the legislation was tabled with a vote of 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2023-16

AN ORDINANCE ACCEPTING APPLICATION FOR THE ANNEXATION OF TERRITORY LOCATED ON MELROSE DRIVE, AND CONTIGUOUS TO THE CORPORATION LIMITS (Jonathan Millea, Agent for Petitioners) (Reynolds)

Councilman Reynolds said the public hearing has been held for the annexation. The intended use for the property is well-received and council knows the background of the developer.

Councilman Reynolds moved to suspend the rules, seconded by Councilwoman Warden. Upon roll call, motion to suspend passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

Councilman Reynolds moved to adopt, seconded by Councilman Myers. Upon roll call, motion to adopt passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

2. First Reading – RESOLUTION NO. 2023-27

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE REPLACEMENT OF THE WATERLINE ON HENRY STREET AND ALLOWING FOR IMMEDIATE ENACTMENT (Ansel)

Councilman Ansel said this is a budgeted item and a scheduled waterline replacement.

Councilman Ansel moved to adopt, seconded by Councilman Cavin. Upon roll call, motion to adopt passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

3. First Reading – RESOLUTION NO. 2023-28

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF A SANITARY SEWER FROM THE INTERSECTION OF CHRISTMAS RUN AND BROOKSIDE TO OLDMAN AND ALLOWING FOR IMMEDIATE ENACTMENT (Ansel)

Councilman Ansel said this is a budgeted item and planned sewer work. The cost is approximately \$1.7 million and TIF funds are being used. Councilwoman Warden asked if there were any assessments planned for this project. Mr. Kobilarcsik, City Engineer, said no, the TIF will cover the costs.

Councilman Ansel moved to adopt, seconded by Councilman Myers. Upon roll call, motion to adopt passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

4. First Reading – RESOLUTION NO. 2023-29

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE PLACEMENT OF A STORM SEWER ON BEVER STREET AND ALLOWING FOR IMMEDIATE ENACTMENT (Ansel)

Councilman Ansel said this is budgeted out of the storm sewer fund. The work will start at the Wooster Brush parking lot and put a storm sewer line through to Freedlander Road. The run-off will go directly into the Apple Creek instead of being routed to the Waste Water Treatment Plant.

Councilman Ansel moved to adopt, seconded by Councilman Myers. Upon roll call, motion to adopt passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

5. First Reading – RESOLUTION NO. 2023-30

A RESOLUTION DECLARING IT NECESSARY TO IMPROVE A PORTION OF THE STREETScape ON LIBERTY STREET AND TO DETERMINE ASSESSMENTS FOR AFFECTED PROPERTY OWNERS, AND ALLOWING FOR IMMEDIATE ENACTMENT (Warden)

Councilwoman Warden said this is a streetscape project that will improve the section between Liberty and Walnut Street. There will be assessments for the property owners.

Councilwoman Warden moved to suspend the rules, seconded by Councilman Sanders. Upon roll call, motion to suspend passed 6-0. ((Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

Councilwoman Warden moved to adopt, seconded by Councilman Cavin. Upon roll call, motion to adopt passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

6. Brought off the Table – ORDINANCE NO. 2023-10

AN ORDINANCE TO ZONE ANNEXED LAND AS R-2 (SINGLE- FAMILY RESIDENTIAL), FOR TERRITORY LOCATED ON THE EAST SIDE OF MELROSE DRIVE, AND CONTIGUOUS TO THE CORPORATION LIMITS PURSUANT TO SECTION 1107.04 OF THE WOOSTER CODIFIED ORDINANCES (Reynolds)

Councilman Reynolds motioned to bring Ordinance No. 2023-10 off the table, seconded by Councilman Ansel. Upon roll call, motion to bring off the table passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

Councilman Reynolds moved to suspend the rules, seconded by Councilman Ansel. Upon roll call, motion to suspend passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

Councilman Reynolds moved to adopt, seconded by Councilwoman Warden. Upon roll call, motion to adopt passed 6-0. (Ansel – yes; Reynolds – yes; Sanders – yes, Myers – yes, Cavin – yes, Warden – yes; Knapic - absent)

VIII. MISCELLANEOUS

Linda Smith, 3108 Bayberry Cove, Wooster OH gave an update on the Severe Weather Shelter and thanked all the volunteers and donations for this project.

Councilman Reynolds stated that several council members had participated in Candidates Night. He spoke on the RT district and what it might be like in the future. He encouraged residents to take the Comprehensive Plan survey.

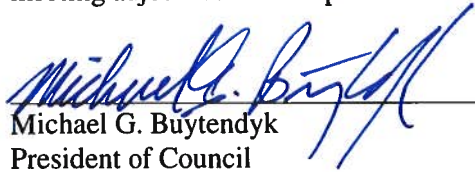
Various members thanked the Administration for their presentations before the Finance Committee.

Councilman Sanders announced there would be another Finance Committee meeting on May 1st at 6:30 p.m. to discuss allocation for bed tax money.

Councilman Myers stated the Finance Committee would be looking at bed tax allocations, economic development funding, and use of the funds.

IX. ADJOURNMENT

Councilman Ansel motioned to adjourn, seconded by Councilman Myers. Upon voice vote, the motion passed. The meeting adjourned at 8:50 p.m.



Michael G. Buytendyk
President of Council



Lynne DePaulo
Clerk of Council