

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
July 6, 2023

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Phil Apel made a motion to approve the June 1, 2023, meeting minutes of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 5-0.

III. APPLICATIONS

PC-23-14.

Randy Claes requested a Conditional Use Certificate for an educational institution at 1912 Burbank Road with parcel number 68-02535.000 in an R-1 (Suburban Single-Family) zoning district.

David Zacour, Taggart Law Firm, 140 W. Liberty St. Wooster, stated that the church was willing to host the high school program for Wooster Christian School for additional classroom space. Mr. Zacour explained that approximately 30 students are to be in the program this year, and no more than ten additional parked cars and one bus. Mr. Zacour continued that the school needed extra space to house the school's 9 -12 grade program for a portion of the school day. Mr. Zacour stated that a shuttle would transport the students to the Wooster Christian School's main campus at Church of the Saviour for the remainder of the day. Mr. Zacour continued that they did not expect expansive growth, and the church had sufficient space and easily accommodated at least double the students. He said this idea was for slow, measured growth and is not a long-term solution.

Mr. Marion stated that educational institutions are conditionally permitted uses in an R-1 Single Family Residential zoning district. A public hearing is established for this meeting. The church is an existing grandfathered conditional use. Mr. Marion explained that any change or expansion of that use would require an additional conditional use hearing. The Planning Commission can place conditions or regulations on the approval.

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

Barbara Weinstein, 134 Reed Road, stated that I have lived here for over 20 years and have no objections to how the church is currently set up. I am concerned about the increase in students in

the future. Ms. Weinstein asked that the application have conditions because the road was narrow and the neighbors are close, that there will need to be a limitation as to how many classrooms, number of students, and additional traffic. Ms. Weinstein explained that she was also concerned about the extra noise from the school.

Jeremiah Scadden, Lead Minister at Parkview Christian Church, stated that the church was excited to help the Wooster Christian School, and we respect everyone's opinions about traffic and noise. Mr. Scadden explained that the students were high school students and not using the playground outside, and there would not be much noise. Mr. Scadden continued that the students would be using two different rooms with no structure changes or altered, no added traffic, or not changing very much.

Linda Houston, 1823 Burbank Road, stated that she lived near the church and asked about lunchtime and, if the students would leave for lunch which they would be leaving the building. A representative answered her questions by stating that students would be bringing their lunch. Lunch service will not be provided and students will not be leaving for lunch.

Mr. Armbruster closed the public hearing.

Mr. Marion stated that in the application, the applicant designated the areas to be utilized. Any additional expansion beyond those areas in the future would require an additional application.

Grant Mason made a motion to approve application PC-23-14 as presented with the following conditions:

1. Five-year sunset.
2. Not to exceed 50 students.
3. All applicable standards of the Planning and Zoning Code are complied with.

Sheree Brownson seconded the motion. The motion carried unanimously 5-0.

PC-23-15.

Chris Artman requested Preliminary Development plan approval for a restaurant with a drive-thru and outdoor dining on property located on the southeast corner of Beall Avenue and East North Street with parcel numbers 64-01473.000, 64-01471.000 and 64-01036.000 (517/519 E. North Street) in the C-4 zoning district.

James Sabatine, Jr., 6820 Twin Oaks, Canfield, stated they submitted a site plan, elevation drawings, and fact sheet for new construction for a 2325 sq. ft. free-standing Chipotle Restaurant with a drive-thru window. Mr. Sabatine explained that the corporate architect out of Columbus submitted the plans and designed many of these restaurants. Mr. Sabatine noted that this is a full-service restaurant with a digital concept and went inside and picked up.

Brent Artman, 13710 Cleveland Avenue NW, Uniontown, proposed constructing a 2,325 sq. ft. restaurant with a drive-thru, outdoor seating, and associated parking with access from Beall Avenue and North Street. Mr. Artman explained that the house on the site would be demolished for parking in the rear of the building.

Mr. Marion stated that the restaurant location is within the C-4 zoning district, our central downtown business district, and subject to all Design and Review standards. The Design and Review Board approved the site as submitted. Mr. Marion explained that because the restaurant is located in the C-4 zoning district, it also has specific zoning regulations. Mr. Marion continued that parking is not permitted between the façade and the public right of way. There are also maximum front setbacks to encourage a walkable area. Mr. Marion noted that the application would be before the Board of Building and Zoning Appeals this evening to request the variances for those two code sections.

Phil Apel made a motion to approve application PC-23-15 as presented with the following conditions:

1. Sign will require a sign permit application.
2. Variances requests are approved for exceeding the maximum front yard setback and parking between the building line and right-of-way.
3. Approval recommendation from the Design Review Board.
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 Stormwater guarantees.

Mark Weaver seconded the motion. The motion carried unanimously 5-0.

PC-23-16.

John Long requested Final Subdivision Plat (Woodcrest Estates #1) approval to create thirty-eight lots on the east side of Melrose with parcel number 73-00024.000 in an R-2 (Single-Family Residential) zoning district.

Bill Whyte, Shaffer, Johnston, Lichtenwalter & Associates, 3477 Commerce Parkway, stated that the proposal consists of a final subdivision plat, phase one approval for a residential development containing 38 single-family lots with a public street, public utilities with two detention basins. Mr. Whyte explained that the site sits on 32 acres east of Melrose Drive between Milltown and Smithville Western Roads. Mr. Whyte continued that a preliminary subdivision plat for 72 lots was conditionally approved. Regarding the south sidewalk and crosswalks, Mr. Whyte stated that the midstream crosswalks were less typical than at intersections. Mr. Whyte explained that the standard setback for the houses is 25 feet. Mr. Whyte also stated that the retention basin sloped to ten feet and did not require a fence.

Discussion continued regarding the sidewalk on the south side. Commission members requested staff to monitor the situation.

Sheree Brownson made a motion to approve application PC-23-16 as presented with the following conditions:

1. Submittal of a financial guarantee for street trees meeting code requirements.
2. Street light plan approved by AEP and City Engineer.
3. The temporary dead-end street heading south shall have no parking signs posted to provide a sufficient area for emergency vehicles to turn around.
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.

Mark Weaver seconded the motion. The motion carried unanimously 5-0.

IV. ADJOURNMENT

Sheree Brownson made a motion to adjourn the meeting. Mark Weaver seconded the motion. The motion carried unanimously 5-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant