

**MINUTES**  
**CITY OF WOOSTER PLANNING COMMISSION**  
**October 5, 2023**

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

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Phil Apel, Sheree Brownson, Chuck Armbruster, and Shawn Starlin were present at the meeting. Commission members Grant Mason and Mark Weaver 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 minutes of the September 7, 2023, meeting of the Planning Commission. Kyle Adams seconded the motion. The motion carried unanimously 5-0.

**III. APPLICATIONS**

***PC-23-28.***

Andrea Uhler, on behalf of the Wayne Center for the Arts, requested approval for a Conditional Use permit approval for a Cultural Facility at 246 South Grant and 237 South Walnut Street with permanent parcel numbers 64-02310.000 and 64-02310.001 in a C-4 (Central Business) zoning district.

Andrea Uhler, 225 South Market Street, stated that the Wayne Center for the Arts is a Cultural Center and Arts Center and is proposing conditional use approval. Ms. Uhler explained that they want to rehab and renovate the existing outdoor space at Grant and Walnut Street. Ms. Uhler continued that they want to transform the area into a playground and construct an outdoor amphitheater pavilion and stage area. Ms. Uhler stated that the proposal was consistent with the Comprehensive Plan as it promotes new opportunities for art district components and entertainment. Ms. Uhler explained that the location does meet all of the C-4 district requirements.

Sara Starr Brink, 237 South Walnut Street, stated that as part of a larger initiative to transition the blocks around the art center west of Market and south of Liberty Streets into a more vibrant entertainment district. Ms. Starr Brink explained the undertaking for transforming this green space behind the art center's building. She continued that the art center was very grateful to be the recipient of the park parcel behind the art center in December of 2021. She stated that they are looking forward to improving the safety and security of the space by enhancing the lighting. She explained that the neighborhood's aesthetics would be more attractive and that they intend to continue to have playground equipment for the community. She continued to explain the cultural component of being able to bring our dancers out for outdoor performances and other outdoor activities available to other organizations and parks. Ms. Starr Brink continued that construction would begin in the Spring of 2024.

Mr. Armbruster stated that with the update of the Comprehensive Plan, the area just south of Liberty Street will be converted into an Art District with multiple blocks. Mr. Armbruster explained that the city will make this a focus area for the next decade.

Ms. Starr Brink stated that the art center anticipates many different uses for the amphitheater space, including family-friendly activities and events concluding by 9 p.m., and doesn't anticipate any irritations to the neighbors. Ms. Starr Brink explained that they are working with some other non-profit organizations. This is a three-phase project and anticipate it will be an ongoing initiative for the art center. Ms. Starr Brink stated that they focused on laying the path and installing the harmony garden in the first phase. She continued that phase two will be the construction of the playground and the amphitheater, and phase three will be the multi-use space.

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

Shawn Starlin made a motion to approve application PC-23-28 with the following conditions:

1. All applicable Planning and Zoning Code standards are complied with.

Phil Apel seconded the motion. The motion carried unanimously, 5-0.

#### IV. ADJOURNMENT

Shawn Starlin made a motion to adjourn. Sheree Brownson seconded the motion. The motion passed unanimously, 5-0.

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**Chuck Armbruster, Chairman**

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**Carla Jessie, Administrative Assistant**