

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

April 26, 2017

I. MEETING CALLED TO ORDER AND ROLL CALL

Grant Mason, Chairman of the Planning Commission, called the meeting to order. Commission members Grant Mason, Gil Ning, Ron Rehm, Mike Steiner, and Mark Weaver were present at the meeting. Board Members Jackie Middleton, Kyle Adams and Sheree Brownson were absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mike Steiner moved to approve the Minutes of February 22, 2017, meeting of the Planning Commission. Ron Rehm seconded the motion. The motion carried unanimously, 5-0.

III. APPLICATIONS

PC-17-07.

Rick Phillips requested Conditional use approval for a two family dwelling at 537 Oak Hill Road in an R-2 (Single Family Residential) District.

Andrew Dutton noted that Mr. Phillips was not present, though he was notified of the meeting. Mr. Dutton continued that the applicant was not required to be present.

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

Roger Rowe, 755 Western Drive, stated that he had lived at the address for 47 years. Mr. Rowe continued that he welcomed a single family dwelling on the property, but not a multi-family dwelling. Mr. Rowe explained that the neighborhood was primarily a single family neighborhood. Mr. Rowe stated that several homes were recently purchased in the area by young families and he didn't want to see property values affected. Mr. Rowe indicated that an existing duplex on Western Drive had numerous issues over the years. Mr. Rowe continued that single family rentals on Western Drive were well kept. Mr. Rowe explained that the future residents would have to back out of their driveway and the property was very close to the corner of Bowman Street.

Mr. Rowe continued that he had talked to neighbors. He stated that he had a letter from Andy Vizzo Jr., 763 Western Drive, who also was opposed to the request.

Mark Weaver asked Andrew Dutton to confirm that the staff recommendation of approval was based on the applications fulfillment of all requirements of Section 1147.04. Mr. Dutton answered that it was staff's option that all the requirements of the Section were

met. He continued that the property was located across the street from a manufacturing district.

Mike Steiner moved to approve the application as presented. Gil Ning seconded the motion. The motion carried unanimously, 5-0.

PC-17-08.

John Long of Shaffer, Johnston, Lichtenwalter & Associates representing Gram Holding LLC, requested Preliminary Plan approval of Crooked Creek Phase 2 for the subdivision of land into 32 single family residential lots on Amberfield Drive and Morningsong Lane in an R-1 (Suburban Single Family Residential) District.

John Long, Shaffer, Johnston, Lichtenwalter & Associates, stated that he was representing Gram Holdings LLC, which was an affiliate of Weaver Custom Homes. He noted that Gram Holdings had purchased the remaining portion of the Crooked Creek Development. Mr. Long continued that he received the staff recommendation to include crosswalks at Morningsong and Windy Hill and at Amberfield and Windy Hill. He stated that the project would incorporate the requested crosswalks.

Mr. Long explained that expansion into areas to the southwest would occur in future phases. Mr. Long reiterated that the application was a preliminary plan for Phase 2 of the subdivision.

Mike Steiner moved to approve the application as presented. Ronald Rehm seconded the motion. The motion carried unanimously, 5-0.

PC-17-09.

John Long of Shaffer, Johnston, Lichtenwalter & Associates representing Buckeye Express Wash LLC, requested Final Development Plan approval for building construction and site reconfiguration of an existing car wash use at 2800 Cleveland Road in a C-5 (General Commercial) District.

John Long, Shaffer, Johnston, Lichtenwalter & Associates, stated that the building on the site was deemed impractical to rehab, so it had been demolished. Mr. Long continued that the proposed application was very similar to the previously approved application. Mr. Long explained that a variance was approved by Board of Building and Zoning Appeals to allow a building within the required setback from a residential zoning district.

Gil Ning asked if the parcels were combined into one single property. Mr. Long answered that the process of combining the properties was possibly underway.

Mr. Long stated that the variances previously granted were to allow the vacuum canopy building within the required setback from a residential zoning district, to allow parking spaces in the required setback from the right of way, to allow a trash receptacle to be

located in the front yard of the corner lot, which was the Ridgewood Drive side of the proposed lot, and to allow parking spaces smaller than permitted.

Gil Ning asked if a customer could use the vacuum area without a car wash. Roger Beck replied that a car wash must be purchased in order to use the vacuum area. Mr. Ning asked the hours of operation. Mr. Beck answered that the car wash would be open seven days per week. He continued that the facility would be open 8 am to 8 pm Monday to Saturday and 8 am to 6 pm on Sunday.

Ronald Rehm moved to approve the application as presented with the following conditions:

1. Parcels 67-00626.000 and 67-01776.000 shall be combined into one single property,
2. A detail of the trash enclosure shall be provided, and
3. Information regarding lighting style and height shall be submitted meeting the requirements of Section 1167.04 and a photometric plan shall be submitted showing no light intrusion onto residential properties.

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

PC-17-05.

Rick Topovski representing Jeff Smith requested Conditional Use approval for a multi-family residential use at 2024 Akron Road in a C-5 (General Commercial) District.

PC-17-06.

Rick Topovski representing Jeff Smith requested General Development Plan approval for a multi-family residential development at 2024 Akron Road in a C-5 (General Commercial) District.

Andrew Dutton stated that the applicant had requested that PC-17-05 and PC-17-06 be tabled. He requested that the Commission motion to formally table the applications.

Mark Weaver moved to table applications PC-17-05 and PC-17-06. Ronald Rehm seconded the motion. The motion carried unanimously, 5-0.

VI. ADJOURNMENT

Ron Rehm made a motion to adjourn the meeting. Gil Ning seconded the motion. The motion carried 5-0.

Grant Mason, Chairman

Carla Jessie, Administrative Assistant