

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

August 22, 2018

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Grant Mason moved to approve the minutes of July 25, 2018 meeting of the Planning Commission. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

III. APPLICATIONS

PC-18-16.

Douglas Drushal of Critchfield, Critchfield & Johnston, Ltd. requested an approval recommendation from the Planning Commission to City Council for a Zoning Map amendment to change the zoning of 7.148 acres at 1055 East Henry Street (Parcel Number 65-00615.000) from I-1 (Office/Limited Industrial) to I-2 (General Industrial).

Douglas Drushal, 225 North Market Street stated that the proposal was a combined application between Renner Development and the owner of an adjacent property, the Grosjean Family LLC. Mr. Drushal explained that the Commission was being asked to make a recommendation to City Council for a Zoning Map amendment. Mr. Drushal continued that the request was to change the zoning of 7.148 acres from I-1 to I-2. Mr. Drushal stated that the purpose of changing the zoning to I-2 was for Renner Development to store large piles of gravel on the subject property. He noted that the use was not permitted use in the I-1 District and was a conditional use in the I-2 District.

Mr. Drushal stated that there was there was no realistic use for the property under I-1 zoning. Mr. Drushal explained that there was no road that connected to the property and that the property was in the floodplain. Mr. Drushal stated that during a flood event there is fast flowing water in the floodway and water backing up in the floodplain. Mr. Drushal explained that the entire property was in the floodplain. Mr. Drushal explained that storing gravel on the property was a perfect use for the otherwise unusable property.

Dave Renner, 935 Apple Blossom, Orrville, Ohio stated that he proposed to buy the property and went before the Planning Commission twice. Mr. Renner explained that he met with several people from the City to find out what could be done with Frelander Road. Mr. Renner continued that he offered to pay for all of the materials to install the road and the City offered to put in a chip and seal road. Mr. Renner stated that it took until late 2017 to install the road and he added that Orrville Trucking and Grading installed a concrete approach to the plant.

Mr. Renner continued that the plant was installed in 1985 and, at that time, he was told by the City officials that he could not pave roadways due to the stormwater runoff regulations. Mr. Renner stated that in 2016 he was given the approval to pave on the site. Mr. Renner explained that the paving process began in 2016 and he planned to continue to paving. He noted that the area where the equipment was operated and the entrance where trucks were coming and going throughout the day were paved.

Mr. Ning asked where the company stored gravel and asked if the proposal would increase production. Mr. Renner answered that the proposal would not increase the production of gravel. Mr. Renner stated his biggest concerns were being landlocked in the future if he ever wanted to increase production of gravel.

Andrew Dutton stated that most of the property was in the floodplain. Mr. Dutton explained that the floodplain was a less intensive regulation than a floodway, so any use could be built in the floodplain. He noted that buildings constructed in the floodplain must be elevated above the base flood elevation or be constructed to certain standards.

Cheryl Hackworth, 1046 East Henry Street, stated that she had lived in the area for 40 years and there was a lot of dust created by the property. Mrs. Hackworth explained that when it rained, the dust became hard in the gutters when it dried. Mrs. Hackworth continued that she didn't want to see the plant destroy another piece of property in the City. Mrs. Hackworth stated that some of the mounds of gravel were 10 stories high. Mrs. Hackworth continued that there was a lot of noise created by the plant operation.

Grant Mason asked if the amount of dust has gone down since the road has been paved. Mrs. Hackworth stated that there was a lot of dust and the business did not water the gravel to keep the dust down.

Mindy Cavin, 324 Palmer Street, stated that she grew up in the area most of her life. Mrs. Cavin explained that the dust coming from the area was not from the road, but from the operation. Mrs. Cavin continued that there were times when the whole neighborhood looked like it was on fire from the dust storm. Mrs. Cavin stated that in 2004 the neighborhood met with Orrville Trucking and Grading because of the problems with dust. Mrs. Cavin explained that the business did not belong near a residential neighborhood.

Cheryl Hackworth, 1046 East Henry Street, stated that the neighborhood had a lot of older nice homes and she did not want more dust and gravel in the neighborhood.

Grant Mason asked if the dust was primarily from the road or roadway and inquired about the agreement that Mr. Drushal discussed. Andrew Dutton stated that there was a discussion on improvements to Freelander Road and drives on the property. Mr. Dutton explained that, at that time, Freelander Road was not in good shape and the City of Wooster and Orrville Trucking worked together to improve both Freelander Road and the entrance in front of Orrville Trucking. Mr. Dutton

continued that the City addressed the area which was a public right of way. Mr. Dutton stated that there was no deal made or guarantee of approval if the improvements were made.

Mike Steiner moved to recommend approval of the application as presented. Kyle Adams seconded the motion. The motion was denied 2-3, with Kyle Adams, and Mike Steiner voting yes and Grant Mason, Sheree Brownson, and Gil Ning voting no.

PC-18-18.

James Farmer of ADC Engineering requested Final Development Plan approval for a front building addition at 3401 Old Airport Road in an I-2 (General Industrial) District.

Thad Rusmisl, 4665 South Elyria Road, stated that the proposal was for a 22,000 sq. ft. building addition to the existing LUK USA South building. Mr. Rusmisl explained that the addition was for an additional production line.

Grant Mason moved to approve the application as presented with the condition that all light fixtures must be installed with a full cutoff configuration. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

PC-18-19.

Alex Quay of Brouse McDowell requested an approval recommendation from the Planning Commission to City Council for a Zoning Map amendment to change the zoning of 162.2193 acres on the south side of East Smithville Western Road and east and west sides of Friendsville Road (Parcel Number 53-00456.000) from R-1 (Suburban Single Family Residential) to R-3 (Attached Residential), R-4 (Multi-Family Residential), C-2 (Community Commercial), and C-3 (General Commercial).

Alex Quay of Brouse McDowell stated that the proposal was for a Zoning Map amendment to change the zoning of 162 acres that was currently undeveloped and not a part of the City of Wooster. Mr. Quay explained that finalization of the recording of the plat would complete the process of annexation. Mr. Quay continued that the Wayne County Commissioners and the City Council had passed a resolution approving the annexation of the property.

Don Fasig, 4427 Hunters Chase, stated that he was concerned about what the zoning of the property. Mr. Fasig explained that he was also concerned about noise from the possible development. Mr. Fasig continued that the best access road to the development would be from Friendsville Road.

Grant Mason moved to recommend approval of the application for the recommendation as presented. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

PC-18-20.

Rebecca Yakovic of TC Architects requested revised Final Development Plan approval for a women’s residential facility located at 2177 Noble Drive in a C-3 (General Commercial) District.

Rebecca Yakovic, 430 Grant Street, Akron, stated that the proposal was for a revised plan for the women’s residential facility that was approved in April. Mrs. Yakovic explained that due to budgetary concerns, the basement was removed. Mrs. Yakovic continued that repositioning the building on the site reduced the amount of fill needed. Mrs. Yakovic stated that the water retention pond was also moved to the back of the property to reduce the cost of construction.

Mike Steiner moved to approve the application as presented with the condition that 7 trees located near the right of way shall be 2 inches in caliper at planting to meet street tree size requirements. Kyle Adams seconded the motion. The motion carried unanimously, 5-0.

IV. ADJOURNMENT

Mike Steiner made a motion to adjourn the meeting. Kyle Adams seconded the motion. The motion carried 5-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant