

MINUTES

CITY OF WOOSTER PLANNING COMMISSION

August 24, 2016

I. MEETING CALLED TO ORDER AND ROLL CALL

Grant Mason, Vice Chair of the Planning Commission, called the Meeting of the Planning Commission to order. Commission members Sheree Brownson, Grant Mason, Jackie Middleton, Gil Ning, Jean Roberts, Fred Selig and Mark Weaver were present at the meeting. Commission members Kyle Adams and Ron Rehm were not in attendance. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Mrs. Roberts moved to approve the Minutes of the August 1, 2016, Special Meeting of the Planning Commission. Jackie Middleton seconded the motion. The motion carried unanimously, 7-0.

III. CONDITIONAL USE APPLICATIONS – PUBLIC HEARING

#CU-392

Doug Drushal of Critchfield, Critchfield & Johnson, Ltd. representing Winesburg Builders, Ltd. requested Conditional Use approval for a multi-family residential use at 1785 Akron Road in a C-5 (General Commercial) District.

Doug Drushal, 225 N. Market Street, stated the site was relatively narrow at the front and widened out at the rear. Mr. Drushal explained that the location of most commercial uses on the property would be very difficult due to the lack of width at the front. Mr. Drushal continued that most apartment dwellers would like to be setback farther from the road. Mr. Drushal also stated the apartment buildings would be placed in the rear of the property.

Jackie Middleton asked whether the units were general rental units. Mr. Drushal responded the units would not be low income or high-end luxury housing. Mr. Drushal explained they would be average housing units conveniently located near industrial areas. Mr. Ning asked if the units were one and two bedrooms. Mr. Drushal responded the units would most likely be one and two bedroom units. Mr. Ning asked if the units would have garages or carports. Mr. Drushal responded that it was undermined at the time.

Jerry Baker, 1220 Riffel Road, indicated there would be 84 units in this complex, which would be over 20 units per acre, including the green space in the front. Mr. Baker stated he felt that would be a high lot coverage for the C-5 (General Commercial) District. Mr. Baker also stated the lot was next door to an industrial district.

Mr. Drushal commented that the number of units was not a concern at this time and only Conditional Use approval was requested.

Mark Weaver moved to approve the application for a multi-family residential use under the condition the applicant would receive an area variance from Section 1147.07(14) from the Board of Building and Zoning Appeals. Fred Selig seconded the motion. The motion carried 7-0.

#CU-393

John Long of Shaffer, Johnston, Lichtenwalter and Associates representing Wooster City Schools requested Conditional Use approval for the construction of high school locker room facilities at 515 Oldman Road in a CF (Community Facilities) District.

John Long, 3477 Commerce Parkway, stated the application was to construct a new locker room for players and create a new entry point into the Wooster High School Stadium. Mr. Long explained sidewalks would be reinstalled and new ADA access would be added to the entrance. He also stated that two alternative structures were proposed, a weight room on the and an open shelter.

Michael Tefs, Superintendent of Wooster City Schools, indicated the locker rooms would be used for all sports. Mr. Tefs stated the school wanted to keep the locker rooms on the same side of the street as the high school because players currently used space across the road.

Gil Ning moved to approve the application as presented. Sheree Brownson seconded the motion. Jackie Middleton indicated that she was voting yes with the addition of the staff recommendation condition that 60 shrubs shall be installed. The motion carried 7-0.

IV. DEVELOPMENT PLAN APPLICATIONS

#SP-608.

John Long of Shaffer, Johnston, Lichtenwalter and Associates representing Wooster City Schools requested Final Development Plan approval for the construction of high school locker room facilities at 515 Oldman Road in a CF (Community Facilities) District.

John Long, 3477 Commerce Parkway, stated the Development Plan had been submitted to the City for review. Mr. Long stated landscape requirements would be complied with or a variance would be submitted.

Jean Middleton moved to approve the application with the condition of the staff recommendation that 60 shrubs be installed. Jean Roberts seconded the motion. The motion carried 7-0.

#SP-607.

Jerry Hershberger of Lieben Development Group requested Final Development Plan approval for an 84 room hotel at 965 Dover Road in a C-5 (General Commercial) District.

Jerry Hershberger noted that the hotel would have only 82 rooms. Mr. Hershberger stated that the hotel would be a Confort Suites, located behind the Hilton Garden Inn. He continued that after working with staff, almost all regulations had been met; however, a variance application had been to allow a building over 45 feet in height.

Mr. Seling asked the applicant if he was in agreement with all staff recommendations. Mr. Hershberger responded he was in agreement with all staff recommendations, including the need for a variance to building height and the need to combine parcels.

Fred Seling made a motion to accept the application as presented with the following recommendations found in the staff report:

1. The height of the building shall comply with Section 1141.05(a) or the project shall receive approval of an area variance from the Board of Building and Zoning Appeals.
2. Parcel #72-00006.001 and the eastern portion of Parcel #72-00007.000 shall be combined into one single property, as indicated on plans.
3. Lighting details shall be provided including a maximum light pole height of 25 ft., a revised photometric plan indicating light levels at property lines and lighting which does not shine onto adjacent residential properties per Chapter 1167.
4. Trip generation information shall be submitted and, if necessary, a traffic impact study shall be completed per Section 1181.07(c).
5. The size and species of landscaping materials shall be indicated.

Gil Ning seconded the motion. The motion carried 7-0.

VI. ADJOURNMENT

Fred Seling made a motion to adjournment of the meeting. Gil Ning seconded the motion. The motion carried 7-0.

Grant Mason, Vice-Chairman

Carla Jessie, Administrative Assistant