

**MINUTES
PLANNING COMMISSION**

December 18, 2013

MEMBERS PRESENT: Jean Boen, Jackie Middleton, Gil Ning, Mark Weaver, Ron Rehm and Fred Seling

MEMBERS ABSENT: Heather Kobilarcsik, Wanda Christopher-Finn and Kevin Lowry

STAFF PRESENT: Andrew Dutton

I. MINUTES

Jackie Middleton moved, Gil Ning seconded, to approve the Minutes of November 20, 2013 as received. Motion carried.

II. FINAL SUBDIVISION PLAT

S-541. Chuck Jacobs of the Dennis Group, representing Daisy Brand, requesting final plat approval to create a 59.4 acre lot, a 5.0 acre lot, and a 5.3 acre public right of way to be dedicated to the city, and a 0.7 acre future right of way in M-2 (General Manufacturing) and M-4 (Open Space/Heavy Manufacturing) Districts for industrial development on the west side of Geyers Chapel Road, north of Akron Road.

Fred Seling recused himself from the request as the company he worked for prepared the plan which was before the Planning Commission.

Shawn Starlin, representing Daisy Brand/Dennis Group, was present.

Mr. Ning questioned if the parties were aware of the subdivision agreement which would be established between the City and the developer. Mr. Dutton stated he believed that was being worked on with the City Engineer.

Mr. Weaver questioned if the parties were aware of the Staff comments relating to the proposal. Mr. Starlin stated he was not made aware of any issues that the parties had relating to Staff comments. Mr. Dutton noted that the parties were aware of the Staff comments, and he was working with them and their engineers to address them. Mr. Dutton stated the lots could not be combined, according to the Auditor's Office, because of school district boundaries. Mr. Dutton stated the northern right-of-way would be dedicated to the City; the southern-most right-of-way would likely be dedicated to ODOT when Geyers Chapel Road was realigned.

Gil Ning moved, Ron Rehm seconded, to grant the request of the Dennis Group, representing Daisy Brand, requesting final plat approval to create a 59.4 acre lot, a 5.0 acre lot, and a 5.3 acre public right of way to be dedicated to the city, and a 0.7 acre future right of way in M-2 (General Manufacturing) and M-4 (Open Space/Heavy Manufacturing) Districts for industrial development on the west side of Geyers Chapel Road, north of Akron Road, contingent upon the applicant establishing a subdivision agreement with the City as well as a performance guarantee and meeting the requirements of the City Engineer.

Motion carried by a 5-0-1 vote, Fred Seling abstaining.

III. FINAL DEVELOPMENT PLAN

SP-561. Craig Sanders for Bauer Corporation is requesting final development plan approval for a 52,500-sq. ft. manufacturing facility in an M-1 (Office/Limited Manufacturing) and M-2 (General Manufacturing) District at the north end of Enterprise Parkway.

(The application is a modification of the previously approved SP-559.)

Craig Sanders, Freeman Building Systems, stated the Commission approved the site plan in October, 2013 but since that time, modifications had to be made to the site development plan. Mr. Sanders stated the primary changes made were along the future street, a second driveway was added and a truck turning area to allow for delivery trucks to pull into the site and stack three deep on the property as opposed to on the roadway. Mr. Sanders stated the primary drive, east of Enterprise Parkway, was originally not shown to come off of a cul-de-sac. Mr. Sanders stated with the moving of the driveway, the parking area was elongated along the building because of the elevation change from the street to the actual parking area on the south side. Mr. Sanders stated the size of the building had not changed; a second storm detention to the north side was added. Mr. Sanders stated they would comply with all of the items outlined by Staff.

Ron Rehm moved, Jean Boen seconded, to grant the request of Bauer Corporation for final development plan approval of a 52,500-sq. ft. manufacturing facility in an M-1 (Office/Limited Manufacturing) and M-2 (General Manufacturing) District at the north end of Enterprise Parkway, contingent upon the applicant constructing a sidewalk along the north side of the future street and the Enterprise Drive cul-de-sac; submitting a revised landscaping plan meeting the Staff requirements as outlined; and submitting a lighting plan indicating the location, height, style and coverage of exterior lights.

Motion carried by a 6-0 vote.

IV. MISCELLANEOUS

Setting of meeting dates/times for 2014 (see calendar)

Ron Rehm moved, Fred Seling seconded, to accept the calendar as submitted. Motion carried.

Election of Chairman/Vice Chairman for 2014

Mr. Dutton stated Mr. Lowry asked that he not be considered for either position. Mr. Dutton stated Mr. Lowry's property was for sale, and not all of the properties Mr. Lowry was looking to move to were located in the City.

Ms. Boen noted, for the record, that she did live in the City limits as that was questioned at a recent City Council meeting.

After discussion, members Fred Seling (Chairman) and Jean Boen (Vice Chairman) agreed to serve for 2014.

Gil Ning moved, Jackie Middleton seconded, to elect Fred Seling as Chairman and Jean Boen as Vice Chairman of the Planning Commission for 2014. Motion carried.

Mr. Dutton reported that the last round of Zoning Code amendments were approved by City Council at their meeting on December 16. Mr. Dutton noted that the only modifications made to the proposed text amendments were that public facilities were made conditional uses (as opposed to permitted uses) in residential districts.

Meeting adjourned at 5:55 p.m.

Mark Weaver, Vice Chairman

Laurie Hart, Administrative Assistant

CITY OF WOOSTER PLANNING DEPARTMENT

Meeting Dates – 2014

Board of Zoning Appeals		Design & Review Board		Planning Commission	
Deadline	Meeting Date/Time	Deadline	Meeting Date/Time	Deadline	Meeting Date/Time
December 23, 2013	January 9, 2014 5:15 p.m.	January 7, 2014	January 14, 2014 5:30 p.m.	December 31, 2013	January 22, 2014 5:30 p.m.
January 22, 2014	February 6, 2014 5:15 p.m.	February 4, 2014	February 11, 2014 5:30 p.m.	February 5, 2014	February 26, 2014 5:30 p.m.
February 19, 2014	March 6, 2014 5:15 p.m.	March 4, 2014	March 11, 2014 5:30 p.m.	March 5, 2014	March 26, 2014 5:30 p.m.
March 19, 2014	April 3, 2014 5:15 p.m.	April 1, 2014	April 8, 2014 5:30 p.m.	April 2, 2014	April 23, 2014 5:30 p.m.
April 16, 2014	May 1, 2014 5:15 p.m.	May 6, 2014	May 13, 2014 5:30 p.m.	May 7, 2014	May 28, 2014 5:30 p.m.
May 21, 2014	June 5, 2014 5:15 p.m.	June 3, 2014	June 10, 2014 5:30 p.m.	June 4, 2014	June 25, 2014 5:30 p.m.
June 25, 2014	July 10, 2014 5:15 p.m.	July 1, 2014	July 8, 2014 5:30 p.m.	July 2, 2014	July 23, 2014 5:30 p.m.
July 23, 2014	August 7, 2014 5:15 p.m.	August 5, 2014	August 12, 2014 5:30 p.m.	August 6, 2014	August 27, 2014 5:30 p.m.
August 20, 2014	September 4, 2014 5:15 p.m.	September 2, 2014	September 9, 2014 5:30 p.m.	September 3, 2014	September 24, 2014 5:30 p.m.
September 17, 2014	October 2, 2014 5:15 p.m.	October 7, 2014	October 14, 2014 5:30 p.m.	October 1, 2014	October 22, 2014 5:30 p.m.
October 22, 2014	November 6, 2014 5:15 p.m.	November 4, 2014	November 12, 2014 5:30 p.m.	October 29, 2014	November 19, 2014 5:30 p.m.
November 19, 2014	December 4, 2014 5:15 p.m.	December 2, 2014	December 9, 2014 5:30 p.m.	November 25, 2014	December 17, 2014 5:30 p.m.

REV. 8/23/13