

MINUTES

CITY OF WOOSTER PLANNING COMMISSION

December 28, 2016

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Fred Seling moved to approve the Minutes of November 16, 2016, Meeting of the Planning Commission. Kyle Adams seconded the motion. The motion carried unanimously, 8-0.

III. CONDITIONAL USE APPLICATION

CU-396.

Justin Snodgrass of Golden Star Enterprises LLC requested Conditional Use approval for a commercial recreation, indoor use at 3481 Cleveland Road in a C-5 (General Commercial) District.

Justin Snodgrass of Golden Star Enterprises LLC stated he purchased the commercial recreation gaming business from David Schrader and was proposing to move the business to 3481 Cleveland Road. Mr. Snodgrass explained the proposed site provided more room and parking for customers.

Mark Weaver moved to approve the application as presented with the conditions that operations shall not be in violation of gambling laws of the State of Ohio and hours of operation shall be limited to 9 am to 11 pm, Sunday through Thursday, and 9 am to 12 am (midnight) on Friday and Saturday. Gil Ning seconded the motion. The motion carried unanimously, 8-0.

IV. ZONING AMENDMENT APPLICATION

ZC-268.

Matt Long of Critchfield, Critchfield & Johnston Ltd. representing Jackie and Cynthia Welch requested an approval recommendation from the Planning Commission to City Council for a zoning map amendment to designate 0.651 acres at 1039 Perkins Avenue with Parcel Numbers 56-00135.000, 56-00137.00 and 56-00139.00 to an R-2 (Single Family Residential) zoning district upon annexation into the City of Wooster.

Matt Long of Critchfield, Critchfield & Johnston Ltd. gave a brief background of the annexation and stated that the annexation was due to the need to connect to city utilities. Mr. Long continued that Jackie and Cynthia Welch entered into an annexation agreement earlier this

year, had already connected to utilities, and were pursuing annexation. Mr. Long explained the property was adjacent to a large portion of land zoned R-2 in the City of Wooster and the zoning was compatible with the existing single family residential use. Mr. Long stated that the property would need to be replatted in the future into one city lot.

Cheryl Bash, 700 Robinson Road, asked why people in that area had to annex into the city to get access to the city sewer. Mrs. Bash stated the sewer was put in place by the State and now the City required annexation to access utilities.

Grant Mason moved to approve the application with the condition that the three subject properties shall be combined into one single property. Jean Roberts seconded the motion. The motion carried unanimously, 8-0.

ZC-269.

The City of Wooster requested an approval recommendation from the Planning Commission to City Council for amendments to Section 1169.05 of the Planning and Zoning Code regarding reduced off-street parking requirements in the C-4 (Central Business) District.

Andrew Dutton gave a brief presentation of the requested approval recommendation. Mr. Dutton stated that the proposed amendment would extend the C-4 District parking exemption area east of Bever Street along East Liberty Street, on the south side of East North Street, and on the north side of East South Street. Mr. Dutton explained that parking, if provided, would be subject to all other applicable parking standards.

Mr. Dutton reviewed the provided Downtown Parking Study that was completed in 2016. Mr. Dutton explained that a submitted map illustrated possible future public parking areas in the exemption area. Mr. Dutton continued that the amendment would expand the parking exemption area to the east.

Matt Long commented that he supported the application and that it was a long time coming.

Jonathan Millea, 538 North Market Street, explained that the City of Wooster discussed the concept of expanding the C-4 District with Main Street Wooster. Mr. Millea stated that, from an economic development perspective, the expansion would benefit future development. Mr. Millea continued that the application would meet goals of the Comprehensive Plan.

Fred Seling moved to approve the application as presented. Mark Weaver seconded the motion. The motion carried unanimously, 8-0.

V. MISCELLANEOUS

Meeting Dates. The setting of Planning Commission meeting dates for 2017, per the proposed schedule.

Gil Ning made a motion to approve the schedule as presented. Mark Weaver seconded the motion. The motion passed unanimously, 8-0.

Commission Elections. The election of Chairman and Vice-Chairman of the Planning Commission for 2017.

Grant Mason volunteered to the Chairman of the board and Gil Ning volunteered as the Vice Chairman for 2017. The motion passed unanimously, 8-0.

Fred Seling announced that he was resigning from the Planning Commission.
Jean Roberts announced that she was resigning from the Planning Commission.

VI. ADJOURNMENT

Ron Rehm made a motion to adjourn the meeting. The motion carried 8-0.

Ron Rehm, Chairman

Carla Jessie, Administrative Assistant