

MINUTES
CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

December 7, 2017

I. MEETING CALLED TO ORDER AND ROLL CALL

Lukas Gaffey, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Brad Gowins, Doug MacMillan, Greg Taylor, Ken Suchan, and Lukas Gaffey were present at the meeting. Board member Gregg McIlvaine was absent. Andrew Dutton, Planning and Zoning Manager was present representing the City of Wooster.

Mr. Gaffey noted that application BZA-17-56 had been withdrawn by the applicant.

II. APPROVAL OF MINUTES

Stewart Fitz Gibbon made a motion to approve the November 2, 2017, regular meeting minutes. Brad Gowins seconded the motion. The motion passed unanimously, 6-0.

III. PUBLIC HEARINGS

Application #BZA-17-46.

Bryce Zimmerly requested an area variance from Planning and Zoning Code Section 1143.06 to allow parking spaces within required front and side setbacks at 823 Spruce Street in an M-2 (General Manufacturing) District.

Bryce Zimmerly was present representing the application. He gave a brief overview of the proposal.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Stewart Fitz Gibbon made a motion to approve application BZA-17-46, as presented. Brad Gowins seconded the motion. The motion passed unanimously, 6-0.

Application #BZA-17-49.

Chris Butdorf of Lettergraphics Sign Company requested an area variance from Planning and Zoning Code Section 1171.04(c)(1) to allow a sign taller than permitted and within the required setback from the right of way at 155 South Market Street in a C-4 (Central Business) District.

Chris Butdorf was present representing the application. He gave a brief overview of the proposal noting that the sign was a replacement of an existing 14 ft. freestanding sign. Mr. Butdorf clarified that the sign proposed was a pole sign and the submitted monument sign was provided for illustrative purposes.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application.

Chad Boreman spoke in favor of approval of the application. Mr. Boreman noted that he was affiliated with Apple Creek Bank.

Jay Henthorne spoke in favor of approval of the application.

Brad Gowins made a motion to approve application BZA-17-49, as presented. Doug MacMillan seconded the motion. The motion passed 4-2 with Stewart Fitz Gibbon, Brad Gowins, Doug MacMillan, and Greg Taylor voting yes and Ken Suchan and Lukas Gaffey voting no.

Application #BZA-17-50.

Robert Romanotto of the Wooster Country Club requested an area variance from Planning and Zoning Code Section 1131.04(a) to allow a building within the required setbacks at 1251 Oak Hill Road in a CF (Community Facilities) District.

Chris Pycraft of Critchfield, Critchfield, and Johnston, Ltd. was present representing the application. He gave a brief overview of the proposal and stated that the project was a reconstruction of an existing cart barn. Mr. Pycraft noted that the property owner directly adjacent to the proposed cart barn had signed a letter of support for the project.

Rob Romanotto of the Wooster Country Club was present and provided details regarding the application.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Doug MacMillan made a motion to approve application BZA-17-50, as presented. Stewart Fitz Gibbon seconded the motion. The motion passed unanimously, 6-0.

Application #BZA-17-51.

Nichole Keylor of Kessler Sign Company requested an area variance from Planning and Zoning Code Section 1171.04(a), Note C to allow signs to be placed on walls which are not building frontages and Section 1171.10(a) to allow an electronic message center sign at a gas station exceeding display and operational requirements at 1058 West Old Lincoln Way in an M-2 (General Manufacturing) District.

Roger Kessler of Kessler Sign Company was present representing the application. He gave a brief overview of the proposal and noted that the Board had previously approved wall signs on the west side of the building canopy.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Brad Gowins made a motion to approve application BZA-17-51, as presented. Doug MacMillan seconded the motion. The motion failed, 1-5, with Greg Taylor voting yes and Stewart Fitz Gibbon, Brad Gowins, Doug MacMillan, Ken Suchan, and Lukas Gaffey voting no.

Brad Gowins made a motion to approve the variance to Section 1171.04(a), Note C of application BZA-17-51. Stewart Fitz Gibbon seconded the motion. The motion passed, 5-1, with Stewart Fitz Gibbon, Brad Gowins, Doug MacMillan, Ken Suchan, and Lukas Gaffey voting yes and Greg Taylor voting no.

Brad Gowins made a motion to approve the variance to Section 1171.10(a) of application BZA-17-51. Doug MacMillan seconded the motion. The motion failed unanimously, 0-6.

Application #BZA-17-52.

Dennis Hochstetler of Kidron Vinyl requested an area variance from Planning and Zoning Code Section 1133.07(h)(4) to allow fencing with different styles and colors at 600 Oakley Road in an R-1 (Suburban Single Family Residential) District.

Matt Long of Critchfield, Critchfield, and Johnston, Ltd. was present representing the application. He gave an overview of the proposal and noted that only the portion of the proposed fence at 600 Oakley Road was subject to the variance application.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application.

Jay Henthorne, the owner of the property, spoke in favor of approval of the application.

Joseph Loewenstein spoke in opposition to approval of the application. Mr. Loewenstein provided handouts the Board.

Dave Jarrett, Lisa Wagner, and Chris Struzik spoke in opposition to approval of the application.

Stewart Fitz Gibbon made a motion to approve application BZA-17-52, as presented. Brad Gowins seconded the motion. The motion failed, 3-3, with Ken Suchan, Brad Gowins, and Doug MacMillan voting yes and Greg Taylor, Stewart Fitz Gibbon, and Lukas Gaffey voting no.

Application #BZA-17-53.

Ian Aultman of MS Consultants requested an area variance from Planning and Zoning Code Sections 1143.07(d) and 1169.15(b) to allow a gravel outdoor storage area and rear drive on the south side of Long Road (Parcel Number 56-01929.000) in a proposed M-2 (General Manufacturing) District.

Ian Aultman was present representing the application. He gave a brief overview of the proposal and indicated areas of the site proposed for a stone surface.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Brad Gowins made a motion to approve application BZA-17-53, as presented. Doug MacMillan seconded the motion. The motion passed unanimously, 6-0.

Application #BZA-17-54.

Holly Tate requested an area variance from Planning and Zoning Code Section 1169.04 to allow fewer off-street parking spaces than required at 217 East Larwill Street in a C-1 (Office/Institutional) District.

Holly Tate was present representing the application. She gave a brief overview of the proposal and outlined the use of the office.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to address the application.

Brad Gowins made a motion to approve application BZA-17-54, as presented. Doug MacMillan seconded the motion. The motion passed unanimously, 6-0.

Application #BZA-17-55.

Matt Long of Critchfield, Critchfield, and Johnston, Ltd. requested an area variance from Planning and Zoning Code Section 1133.02(d)(1)(J.) to allow a flag lot and Section 1133.07(b)(2) to allow a driveway within the required setback on the west side of Melrose Drive (Parcel Number 71-00121.087) in an R-2 (Single Family Residential) District.

Matt Long was present representing the application. He provided an overview of the proposed variance and a background of the overall subdivision.

Mr. Gaffey asked if anyone from the public would like to address the Board regarding the application.

Robert Lay spoke in opposition to approval of the application.

Kimm Bond spoke in opposition to approval of the application and played a video to the Board of stormwater on her property.

Dave Bond spoke in opposition to approval of the application.

Stewart Fitz Gibbon made a motion to approve application BZA-17-55, as presented. Brad Gowins seconded the motion. The motion failed, 1-5, with Greg Taylor voting yes and Ken Suchan, Brad Gowins, Doug MacMillan, Stewart Fitz Gibbon, and Lukas Gaffey voting no.

IV. MEETING DATES AND CHAIR/VICE CHAIR SECTION FOR 2018

Stewart Fitz Gibbon made a motion to accept the provided 2018 meeting schedule calendar. Brad Gowins seconded the motion. The motion passed unanimously, 6-0.

Brad Gowins made a motion nominating Lukas Gaffey as Chair and Stewart Fitz Gibbon and Vice Chair of the Board of Building and Zoning Appeals for 2018. Stewart Fitz Gibbon seconded the motion. The motion passed unanimously, 6-0.

V. APPLICATIONS CONTINUED TO BE TABLED

Applications #2016-19 and #2016-20.

VI. ADJOURNMENT

Brad Gowins made a motion to adjourn. Stewart Fitz Gibbon seconded the motion. The motion passed unanimously, 6-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant