

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

February 1, 2018

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

II. APPROVAL OF MINUTES

Brad Gowins made a motion to approve January 4, 2018, regular meeting minutes. Ken Suchan seconded the motion. The motion passed unanimously, 4-0.

III. PUBLIC HEARINGS

Application #BZA-18-03.

Robert Reynolds of Reynolds Law Office requested a use variance from Planning and Zoning Code Section 1143.02(d) to allow an expansion of a retail drive-thru use and an area variance from Section 1143.04(b) to allow an addition within a required setback at 815 West Old Lincoln Way in an M-2 (General Manufacturing) District.

Robert Reynolds, 839 Forest, of Reynolds Law Office stated that the applicant would like to request the tabling of the application until the March meeting.

Ken Suchan made a motion to table application BZA-18-03 until the March meeting. Greg Taylor seconded the motion.

The motion passed unanimously, 4-0.

Application #BZA-18-04.

Elan Yoder of Berlin Construction requested an area variance from Planning and Zoning Code Section 1133.04(a) to allow a principal structure within the required front setback at 2154 Lockwood Glen in an R-1 (Suburban Single Family Residential)/PDOD (Planned Development Overlay District) District.

Elan Yoder, 5500 County Road 407, stated that after the house was under construction, the surveyor indicated that the house was 1 foot 4 inches within the required 25 foot setback.

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

Allan McFalls, 1669 Armadale Isle, stated that he was not present to speak against the variance, but did not want a precedent to be set. Mr. McFalls explained that the lot was difficult to build on, though should have a setback of 25 feet.

Ken Suchan made a motion to approve application BZA-18-04, as presented. Brad Gowins seconded the motion.

Greg Taylor voted yes.

Ken Suchan voted yes and stated that a small distance was involved and there was the presence of human error.

Brad Gowins voted yes and stated that a minimal overage was requested. He also noted that he appreciated the acknowledgment of an error.

Lukas Gaffey voted yes and stated that the request would not endanger the code and noted that the overage was very minimal and included only a corner of the garage.

The motion passed unanimously, 4-0.

Application #BZA-18-05.

Douglas Drushal of Critchfield, Critchfield, and Johnson, Ltd. requested a use variance from Planning and Zoning Code Section 1133.02 to allow a two-family dwelling at 433 East Highland Avenue in an R-1 (Suburban Single Family Residential) District.

Doug Drushal, 225 North Market Street, stated that the application was for a use variance to allow conversion of the old Wooster City Fire Station into two apartments. Mr. Drushal explained the contract to purchase the property was conditional on the granted variance. Mr. Drushal continued that the application addressed all of the points that were required for the application. He stated that it would be impractical to convert the building into a single-family home with a large garage in the middle. Mr. Drushal continued that plenty of parking was located in the rear of the property. Mr. Drushal explained that Mr. Knapp prepared a drawing of the front building facade.

David Knapp, 3194 Evergreen Drive, explained the proposed floor layout. Mr. Knapp stated that the units would have three bedrooms and two baths. He explained that there were two-family dwellings, fourplexes, and condos in the area. Mr. Knapp continued that each unit would have approximately 1,200 square feet of living space. Mr. Knapp stated that approximately ten parking spaces were located behind the building.

Mr. Suchan asked if access to the apartments would be in the rear. Mr. Knapp answered that the entrances would come from the rear, off of a laundry room area. Mr. Suchan asked what the center garage would be used for. Mr. Knapp stated that he wasn't sure what the garage would be used for and the apartment tenants would not have access to the garage.

Mr. Gaffey asked if Mr. Knapp had any idea what might be done with the garage space. Mr. Knapp stated that he had considered letting the tenants park in the garage.

Mr. Gowins asked if there were any major improvements to the building exterior. Mr. Knapp explained that he didn't expect anything major. Mr. Knapp stated that the roof looked to be in good condition. He continued that the doors in the back of the building would need to be replaced. Mr. Gowins asked if the applicant owned or had any experience in rental properties. Mr. Knapp answered that he did not own any rental properties.

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 moved to adjourn to Executive Session. Greg Taylor seconded the motion. The motion passed unanimously 4-0 at 5:53 pm.

Brad Gowins moved to come out of Executive Session. Ken Suchan seconded the motion. The motion passed unanimously 4-0 at 6:10 pm.

Brad Gowins made a motion to approve application BZA-18-05, as presented. Ken Suchan seconded the motion.

Greg Taylor voted yes.

Ken Suchan voted yes and stated that a two-family dwelling was appropriate use and preserved the residential neighborhood.

Brad Gowins voted yes and stated that he agreed with the list of requirements and multi-family residences were located right across the street, so the request was not out of character for the neighborhood.

Lukas Gaffey voted yes and stated that he would have been more comfortable if the Board knew what was going in the garage area. He stated that he based his decision on the presence of other multi-units in close proximity and the fact that the building was unique.

The motion passed unanimously, 4-0.

Application #BZA-18-06.

Melissa Olson of M+A Architects requested a use variance from Planning and Zoning Code Section 1131.02 to allow a public wellness and events center at 1715 Mechanicsburg Road in a CF (Community Facilities) District.

Russ Garber, 775 Yard Street, Columbus, stated that Westview Healthy Living was a faith-based nonprofit group that provided senior housing. Mr. Garber explained that the group offered a variety of housing options including independent living, assisted living, skilled nursing, and memory care. Mr. Garber explained the CF District allowed for civic assembly, public assembly, library and cultural institutions, hospital use, public health use, theaters, colleges and universities and recreational facilities.

Mr. Garber continued that the proposed facility would include physical therapy, yoga, a therapy pool, a kitchen for healthy cooking and healthy eating, assembly spaces for the staff, and various activities for the seniors. Mr. Garber stated all of these uses would be available to the residents that live on the campus. He continued that the owner of the facility would like to open these uses to the community.

Mr. Garber continued that the proposed site of the wellness center was a church for many years. Mr. Garber stated that within the church, uses were similar to the proposed uses such as funerals, wedding receptions, and other types of events.

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

Bonnie Hall, 108 Kimberly Drive, Creston, stated that campus residents and community members would benefit from the proposed services. Mrs. Hall explained that the wellness center would provide services primarily for senior citizens, so the hours of operation would not be detrimental to the neighborhood. She continued that the facility would reroute the drive that goes through the campus to discourage cut through traffic.

Vicki and Duane Newsome, 1020 Country Club Drive, stated that they were not opposed to the application. Mrs. Newsome stated concerns about the noise and the traffic. Mr. Newsome stated concerns about privacy and he noted that the open field that was vacant for a long time. Mr. Newsome stated that the church parking area was a location where teenagers would park and drink. Mr. Newsome asked about the security provisions for the new area and how traffic would be addressed.

Mr. Gaffey asked about the rerouting of the road and inquired whether the road would still access Country Club Drive. Mr. Garber clarified the drive would reroute cars that previously would have cut thru the property. Mr. Newsome stated that the facility was smokefree and the staff and visitors had been smoking on his property and had thrown trash in his yard.

Don Battershell, 331 Lakecrest Street, NW, Canton, stated he was the Chairman of the Board of Westview Community Living and appreciated the neighbors and the comments. Mr. Battershell continued that the facility struggled with the campus going tobacco-free a few years ago. He stated that problems occurred when the staff left the property to smoke.

Mr. Battershell stated that the facility would operate in a way that would bring the community into the facility. He explained that facility needed to be upgraded to meet the changing market conditions. He noted that the wellness center would benefit the health of the staff and residents. Mr. Battershell continued that the facility marketed a healthy lifestyle for seniors. He stated that the facility hosted many civic events such as blood drives, a food pantry, and a voting location.

Janet Lee, 821 Country Club Drive, stated that she didn't have a problem with the proposed wellness center. Mrs. Lee noted concerns about the amount of traffic on Country Club Drive. Mrs. Lee explained that traffic on the road was faster than 25 miles per hour.

Russ Garber stated that they would work with the neighborhood to offer more screening from the facility.

Brad Gowins moved to adjourn to Executive Session. Ken Suchan seconded the motion. The motion passed unanimously 4-0 at 6:39 pm.

Brad Gowins moved to come out of Executive Session. Ken Suchan seconded the motion. The motion passed unanimously 4-0 at 7:05 pm.

Brad Gowins made a motion to approve application BZA-18-06, as presented. Ken Suchan seconded the motion.

Brad Gowins voted yes and stated that most of the functions were already happening at the facility. He noted that he appreciated and understood the need for more services and to open the facility up to the community. Mr. Gowins continued that the traffic situation could be worked out with the City and he appreciated the proposed layout, which would alleviate some traffic.

Greg Taylor voted yes and stated that Westview Healthy Living had always been a good facility for Wooster and he appreciated that the facility would work out problems with the neighborhood. He noted that he would like to see a designated area for smoking.

Ken Suchan voted yes and stated that he believed the proposal was consistent with the CF District, which included the Wooster High School and hospital. He noted that both offered a lot of activities.

Lukas Gaffey voted yes and stated that there were a lot of good points and concerns brought up by neighbors. He noted that the parking lot next to a home was a separate issue and screening was required between the property and the parking lot.

The motion passed unanimously, 4-0.

IV. APPLICATIONS CONTINUED TO BE TABLED
Applications #2016-19 and #2016-20.

V. ADJOURNMENT

Ken Suchan made a motion to adjourn. Greg Taylor seconded the motion. The motion passed unanimously, 4-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant