

MINUTES
CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

March 15, 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, Stewart Fitz Gibbon, Lukas Gaffey, Doug MacMillan, Gregg McIlvaine and Ken Suchan, were present at the meeting. Board member Greg Taylor was absent. Andrew Dutton, Planning and Zoning Manager was present representing the City of Wooster.

II. PUBLIC HEARINGS

Application #BZA-18-10.

Robert Papotto of Atwell representing Aldi requested an area variance from Planning and Zoning Code Section 1141.06(a) to allow parking with the rear setback and Section 1169.04 to allow fewer parking spaces than required at 3743 Burbank Road in a C-5 (General Commercial) District.

Robert Papotto of Atwell, 7100 E. Pleasant Valley Road, Independence, stated that the first variance was for the rear setback behind the building, which was off of an access road. Mr. Papotto continued that the second variance was for the amount of parking. Mr. Papotto stated that there were 90 parking spaces proposed on the property.

Mr. Papotto continued that the property was split off of a larger property in 1994 and the property was encumbered with easements. He stated that there were access and storm sewer easements located in front of the property. Mr. Papotto explained that a utility easement was located behind the store for water to the shopping center. Mr. Papotto continued that a buffer easement was also located along the property near the adjacent the ball field.

Mr. Papotto stated that the positioning of the building was limited. He noted that Aldi was maintaining the existing line of parking and trees along Burbank Road. Mr. Papotto stated that the building was pushed up against the front access easement. Mr. Papotto noted that there was also a 20 foot utility easement to the rear of the building. He stated that a 25 foot access easement ran along the back of the property and came out on Burbank Road.

Doug MacMillan asked how many parking spaces were located at the Akron Road Aldi. Mr. Papotto stated that Aldi preferred between 85 and 95 parking spaces.

Ken Suchan asked the size of the proposed store. Mr. Papotto stated that the store was a larger than the Akron Road store by 4,000 square feet. Mr. Papotto stated that the building covered 23 percent of the lot.

Gregg McIlvaine stated that there were about 18 parking spaces proposed adjacent to the existing parking lot to the east of the site.

Andrew Dutton clarified that the Akron Road Aldi had about 90 parking spaces.

Ken Suchan asked if employees were more likely use the parking spaces in the back of the building more than the customers. Mr. Papotto stated that the store would employ 10 to 15 people. Lukas Gaffey stated that the parking spaces in the back would be the last choice for customers and the parking lot at the Akron Road Aldi was rarely full.

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

Francine Siverts, 4778 Ogden Drive, stated concerns with the site and the area being cramped. Mrs. Siverts asked if a traffic study was conducted. Mr. Dutton stated that a traffic study was not needed for a project of this size. Mrs. Siverts asked if vehicles could block entrances into shopping areas. Lukas Gaffey stated that the regulation of traffic would not be addressed at the meeting.

Stewart Fitz Gibbon made a motion to approve the application BZA-18-10, as presented. Brad Gowins seconded the motion.

Ken Suchan voted yes and stated that Aldi demonstrated that 90 spaces were a typical amount for an Aldi store.

Gregg McIlvaine voted yes and stated that the applicant addressed his concerns with parking.

Doug MacMillan voted yes.

Brad Gowins voted yes and stated that the proposed parking was consistent with Aldi and the setback was understandable.

Stewart Fitz Gibbon voted yes and stated that the developer addressed all site concerns of the site and the result was appropriate for the neighborhood.

Lukas Gaffey voted yes and stated appreciation for the thorough presentation and noted that the site was challenged with easements.

The motion passed unanimously, 6-0.

III. **ADJOURNMENT**

Ken Suchan made a motion to adjourn. Brad Gowins seconded the motion. The motion passed unanimously, 6-0.

Lukas Gaffey, Chairman

Carla Jessie, Administrative Assistant