

**MINUTES  
CITY OF WOOSTER PLANNING COMMISSION**

**May 24, 2017**

**I. MEETING CALLED TO ORDER AND ROLL CALL**

Grant Mason, Chairman of the Planning Commission, called the meeting to order. Commission members Jackie Middleton, Grant Mason, Ron Rehm, Mike Steiner, and Mark Weaver were present at the meeting. Board Members Kyle Adams, Sheree Brownson and Gil Ning were absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

**II. APPROVAL OF THE MINUTES**

Mike Steiner moved to approve the Minutes of April 26, 2017 meeting of the Planning Commission. Ron Rehm seconded the motion. The motion carried unanimously, 5-0.

**III. APPLICATIONS**

**PC-17-10.**

Lu Ann Topovski representing Jeff Smith requested Conditional Use approval for a multi-family residential use at 2024 Akron Road in a C-5 (General Commercial) District.

Lu Ann Topovski stated that there was a need for apartments and affordable housing units in the City of Wooster. Mrs. Topovski explained the proposal for two 16 unit buildings and two 8 unit buildings. Mrs. Topovski continued that the project would include 1,261 sq. ft three bedroom units and 1,113 sq. ft two bedroom units. Mrs. Topovski stated that the units would be 900 dollars a month for the three bedroom apartment and 750 dollars a month for the two bedroom apartment.

Mr. Mason asked if anyone from the public would like to address the Commission regarding the application.

Steve Eby, 175 Anna Drive, stated that the owners of Winchester Woods could not attend the meeting and he was in attendance representing them. Mr. Eby stated that an email was sent indicating the Winchester Woods owner's concerns and objections to the application. Mr. Eby explained that there were variances necessary to the building setback on Akron Road. Mr. Eby continued that the placement of the carport structures was a concern. Mr. Eby stated that the owners felt that the development would be a detriment to the Winchester Woods property. He indicated that the proximity of the carports to the existing buildings at Winchester Woods was a concern and asked that the plans include the required setbacks and adequate landscaping.

Brandon Wilkins, 574 Kieffer Street, of Teleron Engineering, stated he was representing Lu Ann Topovski and had developed the plans for the project. Mr. Wilkins explained that landscaping would be included within the setbacks.

Lu Ann Topovski stated that the project would offer affordable housing and would abide by any code or rules required by the city.

Ron Rehm moved to approve the application as presented. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

***PC-17-11.***

Lu Ann Topovski representing Jeff Smith requested General Development Plan approval for a multi-family residential development at 2024 Akron Road in a C-5 (General Commercial) District.

Lu Ann Topovski stated that the proposal was for affordable housing units which were handicap accessible.

Mark Weaver asked Mrs. Topovski if she was aware of the Planning and Zoning Division's recommendation of approval with conditions. Mrs. Topovski stated that she was aware that a variance would be necessary. Mrs. Topovski explained that proposed patios and decks were a nice addition. Ron Rehm stated that the Commission was not responsible for reviewing variances and Mrs. Topovski would have to go before the Board of Building and Zoning Appeals.

Mark Weaver moved to approve the request as presented with the condition that the applicant shall comply with minimum principal building setbacks per Section 1135.04(e) and minimum accessory building setbacks per Section 1135.05(b) or receive a variance approval from the Board of Building and Zoning Appeals. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

***PC-17-12.***

Craig Sanders of Freeman Building Systems representing Seaman Development Group Ltd. requested Conditional Use approval for an indoor commercial recreation use south of 1000 Venture Boulevard (PN 68-00379.008) in an M-2 (General Manufacturing) District.

Craig Sanders, P.O. Box 725, stated that the proposal was for a 50,983 sq. ft. indoor tennis facility including six indoor courts, a yoga instructional room, a fitness gym, locker rooms, and restrooms. Mr. Sanders continued that the facility would not generate any excessive noise beyond the premises. Mr. Sanders explain that there were many manufacturing facilities in the area. Mr. Sanders continued that the hours of operation would be 9 am to 9 pm. Mr. Sanders stated the building was roughly 100 feet off the street and noted that there were many existing trees and vegetation directly in front of the facility. Mr. Sanders

continued that the building would be roughly 40 ft. tall and would blend in well with the existing surrounding facilities.

Mr. Sanders stated that the majority of the traffic on the street was from Akron Brass and other manufacturing uses between the hours of 8 am and 3 pm. Mr. Sanders explained that there was not a lot of truck traffic on Venture Boulevard.

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

Ron Rehm noted that the staff recommendation included a condition that the applicant receive a variance from the Board of Building and Zoning Appeals to Section 1147.09(g)(5) to allow the use to be located further than 300 ft. from a collector or arterial street.

Jackie Middleton moved to approve the application as presented with the condition that the applicant shall receive a variance from Section 1147.09(h)(5) to allow the use to be located further than 300 ft. from a collector or arterial street. Ron Rehm seconded the motion. The motion carried unanimously, 5-0.

***PC-17-13.***

Craig Sanders of Freeman Building Systems representing Seaman Development Group Ltd. requested Final Development Plan approval for an indoor commercial recreation use south of 1000 Venture Boulevard (PN 68-00379.008) in an M-2 (General Manufacturing) District.

Craig Sanders, P.O. 725, stated that the application was for the Final Development Plan for the indoor tennis facility. Mr. Sanders outlined items in the staff recommendation and noted the items would all be addressed.

Mark Weaver moved to approve the application as presented subject to the following conditions:

1. Any exterior trash receptacles shall be located and screened in compliance with the requirements of Sections 1143.08(d) and 1165.08.
2. The existing 84 space parking lot to the north of the site shall be under common ownership with the subject site, or a lease agreement shall be in place for the indoor commercial recreation facility to have access to at least 28 of the 84 spaces in the existing parking lot. A pedestrian walkway shall connect the existing 84 space parking lot with the proposed parking lot.
3. A traffic impact study or turn lane analysis shall be provided if determined necessary by the City Engineer per Section 1181.07(c).
4. Shade trees shall be added to all parking islands, and perimeter landscaping shall be provided to the north of the parking lot per Section 1165.06.
5. The site shall comply with all wetland buffers and setbacks per Section 1163.03.
6. Lighting information shall be provided in compliance with Chapter 1167.

7. The applicant shall receive a variance from the Board of Building and Zoning Appeals if any of the previously indicated conditions are not met.

Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

**IV. COMMUNITY REINVESTMENT AREA (CRA) HOUSING COUNCIL APPOINTMENT**

Andrew Dutton stated that the City of Wooster required one member of the Planning Commission to serve on the CRA Housing Council. Mr. Dutton continued that the Council would meet once a year and the term was for five years. Mr. Dutton explained that Gil Ning was currently appointed to the Council.

Mike Steiner moved to reappoint Gil Ning to the CRA Housing Council. Ron Rehm seconded the motion. The motion carried unanimously, 5-0.

Mr. Dutton gave a brief update to the Commission on recent activity in the Planning and Zoning Update.

**V. ADJOURNMENT**

Ron Rehm made a motion to adjourn the meeting. Mike Steiner seconded the motion. The motion carried 5-0.

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Grant Mason, Chairman

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Carla Jessie, Administrative Assistant