

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

February 27, 2019

I. MEETING CALLED TO ORDER AND ROLL CALL

Gil Ning, Chairman of the Planning Commission, called the meeting to order. Commission members Kyle Adams, Grant Mason, Jackie Middleton, Gil Ning, Mike Steiner, and Mark Weaver were present at the meeting. Commission member Sheree Brownson was 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 January 23, 2018 meeting of the Planning Commission. Jackie Middleton seconded the motion. The motion carried unanimously, 6-0.

III. APPLICATIONS

PC-19-04

Matthew Long requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of 0.124 acres at 145 East Vine Street with Parcel Number 64-01098.000 from R-T (Traditional Residential) to I-3 (Urban Industrial).

Matthew Long, 225 North Market Street, explained that the property was a part of a triangle area at the base of South Market Street. He continued that the application was part of a 10-year plan clean up the area by Wooster Glass. Mr. Long explained that the property was formerly used by the Second Baptist Church, was converted into a triplex and then condemned. Mr. Long continued that the building was then disassembled and relocated with the lot was left vacant. Mr. Long stated that Wooster Glass was looking into expansion projects which would require the subject property to be rezoned.

Mr. Ning 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.

Mike Steiner moved to recommend approval of the application to City Council for a Zoning Map Amendment to change the zoning of the property from R-T (Traditional Residential) to I-3 (Urban Industrial). Grant Mason seconded the motion.

The motion carried unanimously, 6-0. During his vote, Mark Weaver noted that the staff's recommendation was based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria and did not include the consideration of any specific use or plan for the site. He stated that it was staff's assessment that:

- The proposed zoning addresses changing conditions in the area due to the demolition of a number of homes on the block.
- The proposed zoning is compatible with the area and would not result in adverse effects as nonresidential uses currently exist to the north and south.

- Impacts of development in the proposed zoning district would be sufficiently addressed by the Development Plan process.

IV. PLANNING COMMISSION BYLAWS

Andrew Dutton stated that he had been working on the Planning Commission Bylaws and a draft copy was submitted to the Planning Commission in December. Mr. Dutton explained that the updated Bylaws indicated that the Planning Commission was established in 1921 and included the addition of Article 6(d) which referenced matters in which the Planning Commission may adjourn to executive session. Mr. Dutton stated that the Bylaws reflected text in the Planning and Zoning Code which was updated in 2018.

Jackie Middleton made a motion to approve the Planning Commission Bylaws. Mark Weaver seconded the motion. The motion carried unanimously, 6-0.

V. ADJOURNMENT

Kyle Adams made a motion to adjourn the meeting. Mike Steiner seconded the motion. The motion carried unanimously, 6-0.

Gil Ning, Chairman

Carla Jessie, Administrative Assistant