

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

May 2, 2019

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF MINUTES

Stewart Fitz Gibbon made a motion to approve April 4, 2019, regular meeting minutes. Ken Suchan seconded the motion. The motion passed, 5-0.

III. PUBLIC HEARINGS

Application #BZA-19-09.

Jesse Petrovic requested an area variance from Planning and Zoning Code Section 1123.05(b)(6) to allow a parking lot without the required interior parking lot landscaping at 2782 Akron Road in a General Industrial (I-1) District.

Jesse Petrovic, 3401 Old Airport Road, stated that the proposal was to obtain more parking, aid in the removal of snow and lower landscaping costs.

Brad Gowins stated that the parking lot would accommodate expected growth and noted that the company struggled with parking issues at shift change. Mr. Petrovic stated that there were 2,000 current employees and only 1,500 parking spaces. He explained that the proposed expansion would add 230 spaces.

Gregg McIlvaine asked if the parking lot would meet landscaping requirements adjacent to 585. Mr. Petrovic stated that landscaping would meet requirements facing 585. Ken Suchan asked what the landscaping would be along the road. Mr. Petrovic stated that there would be a 10 foot buffer with 10 different trees similar to the parking lot directly west of the lot. Mr. Fitz Gibbon stated that an increase of landscaping along 585 would better screen the parking lot.

Andrew Dutton noted that the drive west of the lot was also a public right-of-way.

Mr. Gowins 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.

Gregg McIlvaine moved to adjourn to Executive Session. Stewart Fitz Gibbon seconded the motion. The motion passed unanimously 5-0 at 5:42 pm.

Stewart Fitz Gibbon moved to come out of Executive Session. Gregg McIlvaine seconded the motion. The motion passed unanimously 5-0 at 5:53 pm.

Gregg McIlvaine made a motion to approve application BZA-19-09 with the condition that landscaping must be placed on the east, west and south sides of the parking lot in compliance to the code as if it was adjacent to the right of way. Stewart Fitz Gibbon seconded the motion.

Stewart Fitz Gibbon voted yes and stated that having screening on three sides of the parking lot was a reasonable exchange to the islands.

Doug MacMillan voted yes and stated that the additional screening would make the parking lot look nicer as you approach Wooster.

Ken Suchan voted yes for the reasons cited by the Board.

Gregg McIlvaine voted yes for the reasons cited by the Board and stated the need for more parking at shift change. He also stated that he felt that the landscaping was appropriate for the area.

Brad Gowins voted yes and stated that the Board respected the need for the company's growth and extra parking. He continued that the additional buffer would allow the maximization of space.

The motion passed unanimously, 5-0.

Application #BZA-19-10.

Samuel Wilkinson requested an area variance from Planning and Zoning Code Section 1113.01(e)(8)(G) to allow a fence taller than permitted in the front yard at 215 Elm Drive in a Suburban Single Family Residential (R-1) District.

Samuel Wilkinson, 215 Elm Drive, stated that the proposed fence was located in the side yard of his corner lot. Mr. Wilkinson explained that he wanted to install a 5 foot picket fence in the east portion of the yard, which was 150 feet from the Burbank Road intersection. Mr. Wilkinson continued that he wanted to install a 5 foot fence to prevent his dogs from jumping the fence. Mr. Wilkinson stated that the fence would be about 7 feet from the sidewalk.

Mr. Gowins 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.

Ken Suchan made a motion to approve application BZA-19-10, as presented. Gregg McIlvaine seconded the motion.

Ken Suchan voted yes and stated that the property was unique as it did not have a back yard and the area was an ideal area for the fence.

Gregg McIlvaine voted yes and stated that the intent of the corner lot was to keep the view from the road free and safe. He indicated that the location for the fence did not present any issues.

Doug MacMillan voted yes for reasons cited by the Board.

Stewart Fitz Gibbon voted yes and stated that he appreciated the concession of installing a picket fence. He indicated that he felt the proposal was the minimum that would accommodate the applicant's needs.

Brad Gowins voted yes and stated that the application was the minimum necessary. He noted the special conditions of the lot and indicated that the fence would not impact traffic.

The motion passed unanimously, 5-0.

Application #BZA-19-11.

Charles Dillon requested an area variance from Planning and Zoning Code Section 1125.03(b)(4)(A.) (iii.) to allow a driveway wider than permitted at 1233 Wildwood Drive in a Suburban Single Family Residential (R-1) District.

Mr. Gowins stated that the applicant could not be present for the meeting.

Stewart Fitz Gibbon made a motion to table application BZA-19-11, until the June meeting. Doug MacMillan seconded the motion.

The motion passed unanimously, 5-0.

Application #BZA-19-12.

William Kutz requested an area variance from Planning and Zoning Code Section 1113.01(e)(13)(D.) to allow an outdoor storage area larger than permitted at 845 Nold Avenue in an Urban Industrial (I-3) District.

Mr. Gowins stated that the applicant asked that the application be tabled until the June meeting.

Stewart Fitz Gibbon made a motion to table application BZA-19-12, until the June meeting. Doug MacMillan seconded the motion.

The motion passed unanimously, 5-0.

IV. ADJOURNMENT

Stewart Fitz Gibbon made a motion to adjourn. Doug MacMillan seconded the motion. The motion passed unanimously, 5-0.

Brad Gowins, Vice Chairman

Carla Jessie, Administrative Assistant