

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

July 24, 2019

I. MEETING CALLED TO ORDER AND ROLL CALL

Gil Ning, Commission Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Grant Mason, 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

Chuck Armbruster made a motion to approve the minutes of May 22, 2019 meeting of the Planning Commission with a correction to PC-19-10 regarding the motion and second of the motion. Mike Steiner seconded the motion. The motion carried unanimously, 6-0.

III. APPLICATIONS

PC-19-14.

Robert Elvey requested Final Development Plan approval for a building addition at 2241 Mechanicsburg Road in a CF (Community Facilities) District.

Robert Elvey, 2296 Bramble Lane, stated that the proposal was for an addition to the West Hill Baptist Church for a nursery.

Chuck Armbruster made a motion to approve the application as presented with the condition that street trees shall be provided per the requirements of Section 1123.04 and frontage trees and shrubs shall be provided per the requirements of Section 1123.05(a). Mike Steiner seconded the motion. The motion carried unanimously, 6-0.

PC-19-15.

John Long requested Final Subdivision Plat approval for two flag lots at 2306 Star Drive in an R-2 (Single-Family Residential) District.

Robert E. Miller II, 2306 Star Drive, stated that the proposal was to split the lot into two lots with a shared driveway. Mr. Miller explained that the driveway was wide enough to access the two lots. He continued that setbacks would be met and the catch basin could be designated on the south side of the property.

Mike Steiner made a motion to approve the application as presented with the condition that the "Storm Drainage Easement" shall be sufficient size to accommodate the detention basin as determined by the City Engineer. Grant Mason seconded the motion. The motion carried unanimously, 6-0.

PC-19-17.

Denise Blake requested Final Development Plan approval for a multi-family residential development at 2024 Akron Road with parcel numbers 67-02668.000 and 67-02675.000 in a C-3 (General Commercial) District.

Pete Schwiegeraht, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, stated that the proposal was approval of a multi-family residential development. Mr. Schwiegeraht explained that the plan met setbacks and all other requirements, with the exception of a few noted conditions. Mr. Schwiegeraht explained that a landscaping plan was resubmitted to comply with code requirements.

Chuck Armbruster made a motion to approve the application as presented with the condition that lighting shall meet height requirements of Section 1117.03 and the submitted landscaping plan shall be accepted. Mark Weaver seconded the motion. The motion carried unanimously, 6-0.

PC-19-18.

Jerry Baker requested Preliminary Subdivision Plat approval for a 63 lot subdivision at 4677 Melrose Drive with parcel numbers 71-00250.000 and 71-00251.000 in an R-1 (Suburban Single-Family Residential) District.

Jerry Baker, 1130 Riffel Road, stated that he was proposing the subject subdivision. He noted that he had previously partnered in the development of The Meadows, and developed Deer Creek, The Reserve at Deer Creek, and Hunt Club in Wooster.

Mike Steiner made a motion to approve the application as presented with the condition that the following shall be incorporated with the Final Subdivision Plat:

1. The proposed Road 'A' shall be extended to Mel Lane per the standards of the City Engineer.
2. Road 'B' and/or Road 'D' shall be extended to the south to provide a road connection to the undeveloped property to the south.
3. Crosswalks shall be indicated at the intersections of Road 'B'/Road 'C' and Road 'D'/Road 'C' to provide adequate pedestrian circulation.
4. If Lot 48 is utilized for stormwater management, the sidewalk for the lot shall be constructed no later than when Lot 47 is developed.
5. A note shall be included indicating that landscaping shall be provided on each lot per Sections 1123.04 and 1123.05 of the Planning and Zoning Code.

Kyle Adams seconded the motion. The motion carried unanimously, 6-0.

IV. Initiation of Planning and Zoning Code Amendment

Mr. Dutton stated that a year ago, there was a complete rewrite of the Planning and Zoning Code. He explained that there were corrections and minor changes that needed to be made to the Code. Mr. Dutton continued that the request was for the Planning Commission to initiate an amendment in order for revisions to be drafted for the Planning and Zoning Code.

Chuck Armbruster made a motion to initiate an amendment for the Planning and Zoning Code. Mark Weaver seconded the motion. The motion carried unanimously, 6-0.

V. ADJOURNMENT

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

Gil Ning, Commission Chairman

Carla Jessie, Administrative Assistant