

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

February 6, 2020

I. MEETING CALLED TO ORDER AND ROLL CALL

Mike Steiner, Commission Vice-Chairman, called the meeting to order. Commission members Sheree Brownson, Gil Ning, Mike Steiner, and Mark Weaver were present at the meeting. Commission members Kyle Adams, Chuck Armbruster, and Grant Mason were absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF THE MINUTES

Gil Ning made a motion to approve the minutes of the November 20, 2019 meeting of the Planning Commission. Sheree Brownson seconded the motion. The motion carried unanimously, 4-0.

III. APPLICATIONS

PC-20-01.

Merle Stutzman requested Preliminary Development Plan approval for an attached single-family residential development at 230 North Market Street and 237 North Walnut Street in a C-4 (Central Business) zoning district.

Merle Stutzman, 500 Spring Run Road, Apple Creek, Ohio, stated that the proposal was to redevelop the site by constructing 10 three-story attached townhomes. Mr. Stutzman continued that five units would be located along North Market Street and five units would be located along North Walnut Street. Mr. Stutzman stated each unit would have a two-car garage accessible from the rear. Mr. Stutzman explained that each unit would have access to two parking spaces in the garage and two parking spaces outside of the garage.

Mark Weaver made a motion to approve the application as submitted with the condition that a Final Development Plan application shall be submitted in compliance with conditional use requirements of Section 1109.03(c) (3)(C.)(vii.) and applicable landscaping requirements or a variance shall be approved by the Board of Building and Zoning Appeals.

Gil Ning seconded the motion. The motion carried unanimously, 4-0.

PC-20-03.

Merle Stutzman requested Conditional Use approval for an attached single-family residential development at 230 North Market Street and 237 North Walnut Street in a C-4 (Central Business) zoning district.

Mr. Steiner asked that Andrew Dutton clarify the Conditional Use application. Mr. Dutton stated that the Preliminary Development Plan application was a review of the general layout and architecture on the site and the Conditional Use application was a review of the proposed attached

single-family residential use. He noted that the attached single-family residential use, the rowhouses or townhomes, was a conditional use in the subject C-4 (Central Business) zoning district.

Mr. Steiner opened the public hearing and 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 application.

Gil Ning made a motion to approve the application as submitted with the condition that the project shall comply with Section 1109.03(c)(3)(C).(vii.) regarding building setbacks from project boundaries, building separation and project density or receive a variance from the Board of Building and Zoning Appeals.

Sheree Brownson seconded the motion. The motion carried unanimously, 4-0.

PC-20-02.

John Fiala requested Final Development Plan approval for an office building at 230 North Market Street in a C-4 (Central Business) zoning district.

Josh Thome, 1359 Hunter Avenue, Columbus, Ohio, stated that the building would be a two-story office building approximately 16,098 sq. ft. in area with associated parking. John Fiala, 2148 Eagle Pass, Wooster, explained that the building would be mostly brick with glass on the front facade.

Mr. Dutton noted that the Design and Review Board recently approved the architecture of the Rea and Associates office building.

Mark Weaver made a motion to approve the application with the following conditions:

1. Street tree species shall comply with the Urban Forestry Policy Manual.
2. Cross access easements shall be recorded between the project and the proposed residential development for the sharing of access drives.

Sheree Brownson seconded the motion. The motion carried unanimously, 4-0.

IV. ADJOURNMENT

Gil Ning made a motion to adjourn the meeting. Mark Weaver seconded the motion. The motion carried unanimously, 4-0.

Mike Steiner, Commission Vice-Chairman

Carla Jessie, Administrative Assistant