

**MINUTES**  
**City of Wooster Design and Review Board**  
**April 2, 2020**

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

John Campbell, Chairman of the Design and Review Board, called the meeting to order. Board members Susan Bates, John Campbell, Dick Deffenbaugh, Sandra Hull, Dick Kinder, and Keith Speirs were present at the meeting. Board member Louise Keating was absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

**II. APPROVAL OF MINUTES**

Sandra Hull moved to approve the Minutes of the February 6, 2020, regular meeting of the Design and Review Board. Susan Bates seconded the motion. The motion carried 6-0.

**III. APPLICATIONS**

***DR-20-05.***

Dan Fought requesting Certificate of Appropriateness approval for a wall sign at 140 South Walnut Street in the Public Square Landmark District.

Dan Fought, 514 East South Street, outlined the application to place a small sign on the rear of the building.

Sandra Hull moved to approve the application as submitted. Susan Bates seconded the motion. The motion carried 6-0.

***DR-20-04.***

Merle Stutzman requested Certificate of Appropriateness approval for five attached residential homes at 230 North Market Street in the North Market Street Landmark District and approval recommendation for five attached residential homes at 237 North Walnut Street in the C-4 zoning district.

Keith Speirs asked about the appropriateness of the architectural elements and the size of the five attached residential homes on North Walnut Street. Mr. Speirs stated that he didn't feel that the homes would fit with the area. The applicant was not initially present to respond. Mr. Dutton noted that there were not a lot of residential homes in the area as adjacent properties included the Justice Center and The Jaol Tavern.

Mr. Speirs stated that the buildings would not relate very well with the area and would be an odd transitional infill. John Campbell stated that in older areas, the more recent idea was to construct new modern buildings rather than trying to match the old architecture.

Sandra Hull stated that she agreed with Mr. Campbell that the design was contemporary and felt that the Board needed to decide whether the design was compatible with the rest of the area.

Mr. Dutton explained that the North Market Landmark District was only located on the North Market Street half of the site. He continued that the North Market Street half of the site would be an

approval or denial of Certificate of Appropriateness by the Board of while the North Walnut Street half of the site would be a recommendation of the Board for a non-historic property in the C-4 zoning district. He continued that there were higher criteria for approval for the row houses on North Market Street.

Merle Stutzman joined the meeting and stated that the project consisted of 10 townhouses, with five along North Market Street and five along North Walnut Street. Mr. Stutzman explained that the units would be in duplex and a triplex form along each street, including two car garages on the ground level, a living room, a dining room, two bedrooms and three baths. He continued that all units would have a porch along the street side with an option for decks and balconies on the backside above the garages. Mr. Stutzman stated that all units were for individual sale. He explained that the exterior would incorporate brick and steel siding with black bronze windows.

Sandra Hull moved to approve the application as submitted. Dick Kinder seconded the motion. The motion carried 5-1 with Keith Speirs voting against approval of the motion.

**IV. ADJOURNMENT**

Susan Bates moved to adjourn the meeting. Dick Deffenbaugh seconded the motion. The motion carried 6-0.

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**John Campbell, Chairman**

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**Carla Jessie, Administrative Assistant**