

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

September 3, 2020

I. MEETING CALLED TO ORDER AND ROLL CALL

Kyle Adams, Commission Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Sheree Bronson, Grant Mason, Mike Steiner, and Mark Weaver were present at the meeting. 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 the July 2, 2020 meeting of the Planning Commission. Mike Steiner seconded the motion. The motion carried unanimously 6-0.

III. APPLICATIONS

PC-20-19.

John Long requested a change to the Tartan Ridge Planned District Final Development Plan allowing a cul-de-sac on a property with Parcel Number 67-00948.000 located west of Lochwood Glen and east of Woodcrest Drive in a PD (Planned Development) zoning district.

John Long, 3477 Commerce Parkway, stated that the proposal was for a revision to the planned development in the Tartan Ridge subdivision. Mr. Long explained that a portion of the development had been constructed, and some of the lots have been altered over the years. Mr. Long continued that Lauren Mingay bought the property at auction and planned to develop the land and complete the development.

Mr. Long explained that the street would be extended a short distance and end in a permanent cul-de-sac with 7 or 8 lots. Mr. Long stated that there would be a 20 foot wide shared driveway between lot 6 and lot 1. He explained that the City Engineer requested that the waterline be extended from the current location to Woodcrest Drive. Mr. Long continued that the extension would complete the water loop in the subdivision. Mr. Long stated that there would be new a retention basin in the open space for the allotment.

Mr. Adams opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application.

Kris Boon, 2070 Lochwood Glen, stated, "please explain the new HOA. How does that affect the current HOA and homeowners? How will the leadership be affected? "

Bob Reynolds, 441 West Liberty Street, stated that the new homeowners association would be an expansion of the existing homeowners association with more members and more territory being controlled by the HOA. Mr. Reynolds explained the rules for the HOA operation would be unchanged.

Lauren Mingay, 2873 Happy Valley Road, stated that Phase 3 would be added into the existing Tartan Ridge homeowner's association rules, regulations, and bylaws.

Adam Kois, 1649 Woodcrest Drive, asked, “can you comment how potential flood water will be handled in the southern cul de sac - near Woodcrest”.

Mr. Long stated that the development had an existing detention basin near Armadale Isle. Mr. Long explained that the basin handled the majority of the existing site water from Tartan Ridge. He continued that the proposed phase would drain to a proposed detention basin at the west end of the phase. He continued that requirements would be followed which account for stormwater runoff created by the development. Mr. Long stated that the detention basin would be sized appropriately for the water runoff.

Mr. Armbruster asked about the smaller existing detention basin on the east side of the phase. Mr. Long stated that the detention basin, located between 2 cul-de-sacs, would remain and a second detention would be added at the west end of the development. Mr. Long explained that there was approximately 40 to 50 feet of elevation change in the phase.

Mr. Adams closed the public hearing.

Chuck Armbruster made a motion to approve application PC-20-19 as submitted with the following conditions:

1. All other requirements and approvals for the Tartan Ridge Planned Development not included in this application shall remain unchanged and in full effect.
2. No more than one single-family residence shall be permitted on each lot.
3. The sidewalk for Lot 4 shall be constructed concurrently or before the required construction of the sidewalk for Lot 5.
4. A fire hydrant shall be placed at the end of the shared access drive of Lots 1 and 6 at a location approved by the City of Wooster Fire Department.
5. The final design of the cul-de-sac, access to lots, utilities, fire hydrants, stormwater management, or similar site elements shall be subject to the approval of the City of Wooster Fire Department and City of Wooster Engineering Division.

Mike Steiner seconded the motion. The motion carried unanimously 6-0.

PC-20-20.

John Long requested Final Subdivision approval for the creation of five lots on a cul-de-sac on a property with Parcel Number 67-00948.000 located west of Lochwood Glen and east of Woodcrest Drive in a PD (Planned Development) zoning district.

John Long, 3477 Commerce Parkway, stated that the proposal was to create lots from the existing property. Mr. Long explained that he had received the staff recommendation. He stated the approved building area on Lots 1 and 6 would be shown on the final subdivision plat. Mr. Long continued that the sidewalk for lot 4 would be constructed concurrently or before the required construction of the sidewalk for Lot 5.

Mike Steiner made a motion to approve application PC-20-20 as submitted with the following conditions:

1. The “Approved Building Area” on Lots 1 and 6 shall be shown on the final subdivision plat.
2. A note shall be incorporated on the plat indicating that the sidewalk for Lot 4 shall be constructed concurrently or prior to the required construction of the sidewalk for Lot 5.

Chuck Armbruster seconded the motion. The motion carried unanimously 6-0.

IV. ADJOURNMENT

Grant Mason moved to adjourn the meeting. Chuck Armbruster seconded the motion. The motion carried unanimously 6-0.

Kyle Adams, Chairman

Carla Jessie, Administrative Assistant