

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

February 4, 2021

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Mike Steiner made a motion to approve the minutes of the January 7, 2021 meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously 5-0.

III. APPLICATIONS

PC-21-04.

Jonathan Millea of the City of Wooster requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to assign zoning of I-2 (General Industrial) to properties on North Geyers Chapel Road and Daisy Way with parcel numbers 51-00137.000, 51-00137.001, and 53-01011.000 upon annexation into the City of Wooster.

Jonathan Millea, 538 North Market Street, stated that the City of Wooster acquired parcels 53-01011.00, 51-00137.000, and 51-00137.001, which were being used for agriculture. Mr. Millea continued that the City was seeking to have the site zoned I-2, as it works through the annexation process.

He stated the intention of the I-2 zoning was to expand the property into the industrial business park. Mr. Millea stated that zoning the site I-2 would support future expansion that may include food and agricultural business, an automotive cluster, and new technologies.

Mr. Millea explained that site was approximately 130 acres and included three parcels. Mr. Millea continued that structures on the parcels would be demolished later this spring. Mr. Millea explained that having space for expansion was good for economic development and planning in the community. Mr. Millea continued that the site had access to utilities that were suitable for possible use.

Mr. Armbruster opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application. No one was present to comment to the Commission and Mr. Armbruster closed the public hearing.

Mike Steiner made a motion to recommend to the City Council the approval of application PC-21-04 as submitted. Kyle Adams seconded the motion. The motion carried unanimously 5-0.

IV. **Planning Commission Appointee to the Community Reinvestment Area Housing Council**

Mr. Millea stated that the Community Reinvestment Area (CRA) Housing Council included economic development programs working to reinvestment in the community. He noted the CRA was primarily concerned with Ward 1 and sections of Ward 2. Mr. Millea explained that a representative from the Commission was needed to be part of the CRA Housing Council. Mr. Millea stated that the representative would likely require one 30 minute meeting per year for the next couple of years.

Mark Weaver volunteered for the position until his term was up at the end of 2021.

V. **Wooster Housing Update**

Joel Montgomery stated that the administrative team had been looking into housing needs for the past two years. Mr. Montgomery continued that the City and the Chamber were discussing various trends and information concerning housing and development.

Mr. Dutton gave an informational presentation regarding the current housing trends, commercial construction, and development projects.

Mr. Millea presented information concerning workforce housing needs and future housing opportunities in the City of Wooster.

Tom Pukys, President, Wayne Economic Development Council, and Samira Zimmerly, President, Wayne Area Chamber of Commerce, also joined the discussion.

VI. **ADJOURNMENT**

Mike Steiner moved to adjourn the meeting. Kyle Adams seconded the motion. The motion carried unanimously 5-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant