

**MINUTES**  
**CITY OF WOOSTER PLANNING COMMISSION**

**May 6, 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, and Mark Weaver were present at the meeting. Mike Steiner was absent. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

**II. APPROVAL OF THE MINUTES**

Mark Weaver made a motion to approve the minutes of the April 1, 2021 meeting of the Planning Commission. Grant Mason seconded the motion. The motion carried unanimously 5-0.

**III. APPLICATIONS**

***PC-21-14.***

Forrest Lang requested Conditional Use approval for an indoor recreation facility at 4146 Burbank Road, Unit C, in a C-3 (General Commercial) zoning district.

Mr. Mason stated he was abstaining from reviewing the application.

Forrest Lang stated that the site would be used for an axe throwing facility. Mr. Lang explained that there would be six lanes for axe throwing and tables and chairs for customers to bring in food. Mr. Lang continued that there would also be bathrooms, storage, and an office, which were already located at the facility. Mr. Lang stated that there would be no structural changes.

Mr. Weaver stated that the application indicated that no alcohol would be allowed at the venue. He asked if that policy could change in the future. Mr. Lang stated that he had reviewed the possibility of having alcohol with his insurance company and would revisit the issue at the end of the first year of his three year lease. Mr. Lang explained that similar venues allowed alcohol in some capacity. Mr. Lang stated he did not expect to offer alcohol at the facility, but it could be a possibility, particularly if the size of the venue was increased.

Chuck Armbruster asked what the applicant's background was in axe throwing. Mr. Lang stated that he had been a patron in several different venues around the Columbus area. Mr. Lang explained that each one was slightly different, but all had a similar concept.

Mr. Lang stated that the walls would have 1 in. thick paneling as a protective layer, ¾ in. thick plywood, 2 in. thick boards, and 2 in. thick target boards. He noted the target boards would be changed out when needed. Mr. Lang stated a significant amount of padding and buffering were located between the shared wall and where the axe would be hitting. Mr. Lang indicated he had discussed concerns with the adjacent tenant, a hair salon.

Mr. Armbruster opened the public hearing and asked if anyone from the public would like to address the Commission regarding the application. Hearing no comments, Mr. Armbruster closed the public hearing.

Mark Weaver made a motion to approve the application PC-21-14 as presented. Kyle Adams seconded the motion. The motion carried 4-0-1 with Grant Mason abstaining.

***PC-21-15.***

Beth Dorminey requested Final Development Plan approval for an addition at 4166 Burbank Road in a C-3 (General Commercial) zoning district.

Aaron Blue, 25001 Emery Road, Cleveland, stated the proposal was for a greenhouse addition adjacent to the existing tractor supply retail store. Mr. Blue explained that the work would be contained within the existing fenced outdoor enclosure area. He continued that there would be a breezeway in front of the greenhouse, which would keep the area concealed.

Kyle Adams made a motion to approve of application PC-21-15 as presented. Mark Weaver seconded the motion. The motion carried unanimously 5-0.

***PC-21-16.***

Nick Brenner requested Final Development Plan approval for a retail building, accessory building, and outdoor storage for property on the east side of Burbank Road with parcel number 67-02990.000 in a C-3 (General Commercial) District.

Tom O'Neil, 5101 Menard Drive, Eau Claire, Wisconsin, explained that the store faced to the southwest due to power lines on the site. Mr. O'Neil continued that the lumber yard and warehouse had to be located to the north in order to meet operational and merchandising needs. Mr. O'Neil stated that there was no place behind the store to locate the lumber yard and warehouse.

Mr. Armbruster asked about the store prototype and the proposed landscaping. Mr. O'Neil stated that Menard stores had a similar layout and design. He stated that a tan split face block was proposed on the building exterior, which was made in Ohio. Mr. O'Neil stated that the proposed landscaping corresponded with the overall development's landscape. He continued that there were some challenges along Burbank Road due to the grade change. Mr. O'Neil added that landscaping provided a buffer to the south.

Andrew Dutton indicated the outdoor storage area was surrounded by a 14 ft. fence.

Mr. Armbruster asked about the proposed sidewalks and required traffic improvements. Mr. Dutton indicated there were no sidewalks adjacent to the site. He continued that a combination of internal sidewalks and public sidewalks were proposed by the applicant and found to be acceptable by the City. Mr. Dutton noted that the developer would construct public road improvements to Burbank Road.

Mr. Adams asked why a two-year approval was requested. Mr. O'Neil stated that the proposed two-year approval was due to the uncertainty of current times. Mr. O'Neil explained that the construction of

other planned Menards stores was affected by Covid-19. Mr. O'Neil stated that a built-in buffer was need for the construction timeline. Mr. O'Neil stated that the store would employ around 130 to 150 employees, with about 45 percent being full-time.

Mark Weaver made a motion to approve the application PC-21-16 as presented with the following conditions:

1. The project shall comply with Planning and Zoning Code requirements for accessory building location, fencing color and height, outdoor storage area size, light fixture orientation; architectural standards, interior parking lot landscaping, minimum off-street parking, and parking setbacks or variance shall be approved from the Board of Building and Zoning Appeals.
2. The applicant shall receive approval of a Zoning Certificate within two years of the approval of this Final Development Plan.
3. Landscaping used for parking lot screening shall incorporate year-round screening.
4. Lighting on the site shall be generally uniform and shall not incorporate high lighting levels.

Grant Mason seconded the motion. The motion carried unanimously 5-0.

#### ***PC-21-17.***

Robert Papotto requested Final Development Plan approval for a retail building and an automotive fuel sales station for the property on the north side of West Smithville Western Road and east side of Burbank Road with parcel number 67-02990.000 in a C-3 (General Commercial) District.

Andrew Dutton stated that the applicant was requesting a two-year approval of the Final Development Plan.

Chris Jones, Real Estate Manager for Meijer, stated that the company was the 8<sup>th</sup> largest grocery store in America and the company liked to be involved in the community. Mr. Jones stated that the project was a prototypical project, similar to Menards. Mr. Jones explained that the building was 159,953 sq. ft. and similar to the new stores built in the last five years in northeast Ohio. Mr. Jones explained that Meijer opened five new stores in the last couple of years and would be opening two stores next week in Ohio. Mr. Jones continued that Meijer worked with Menards in Kent, Ohio. He noted that that the store opening had a slightly different time frame due to Covid-19.

Mr. Jones stated that there would be improvements to Smithville-Western Road by adding right-turn and left-turn lanes. Mr. Jones explained that there would also be improvements along Burbank Road at the gas station, including a roundabout and a right-in and right-out access point.

Mr. Adams asked how many employees would be employed at this store. Mr. Jones stated that there would be approximately 300 full-time and part-time employees.

Grant Mason made a motion to approve of application PC-21-17 as submitted with the following conditions:

1. The project shall comply with Planning and Zoning Code requirements for accessory building location, exterior lighting, interior parking lot landscaping, and signage or variance shall be approved by the Board of Building and Zoning Appeals.

2. The applicant shall receive approval of a Zoning Certificate within two years of the approval of this Final Development Plan.
3. Landscaping used for parking lot screening shall incorporate year-round screening.

Mark Weaver seconded the motion. The motion carried unanimously 5-0.

**IV. ADJOURNMENT**

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

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**Chuck Armbruster, Chairman**

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**Carla Jessie, Administrative Assistant**