

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

September 2, 2021

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

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

**II. APPROVAL OF THE MINUTES**

Grant Mason made a motion to approve the minutes of the August 5, 2021 meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously 4-0.

**III. APPLICATIONS**

***PC-21-28.***

Jonathan Millea requested an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of property on the east side of Melrose Drive with parcel number 67-01307.002 from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial).

Jonathan Millea, 538 North Market Street, stated that the proposal was to rezone 13.9 acres from R-2 (Single-Family Residential) to I-1 (Office/Limited Industrial). Mr. Millea explained that the rezoning would help support job creation in the City of Wooster. He continued that in 2014, the City acquired the northern part of the parcel that surrounded the water tower. Mr. Millea stated that in March of 2020, the lower half of the site, 9.87 acres, was acquired by the City as part of a larger 138 acre acquisition.

Mr. Millea explained that the property would be used for future industrial development. Mr. Millea stated that the I-1 zoning would provide a transition from I-2 (General Industrial) zoning to the east.

Mr. Millea continued that the property was favorable to support light manufacturing, office, or research and development type uses. Mr. Millea continued that The Wooster Brush Company owned the property to the south. He noted that there was an agreement with the City to swap the land for land on the north side of Daisy Wa to construct a 400,000 to 600,000 sq. ft. facility. Mr. Millea explained that there were existing power lines on the property that dictated building locations. Mr. Millea continued that the proposed rezoning would create a larger I-1 area, which would attract more potential developments.

Mr. Millea stated that the work being done on the site was a Dominion Gas temporary pipe laydown yard associated with a city-wide infrastructure project.

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.

Kyle Adams made a motion to approve application PC-21-28 as presented. Mark Weaver seconded the motion. The motion carried unanimously 4-0.

***PC-21-29.***

John Long requested Final Development Plan approval for a fitness Center on the northeast corner of Akron Road and Long Road with parcel number 67-00283.006 in an I-1 (Office/Limited Industrial) zoning district.

The applicant was not present at the meeting. Andrew Dutton stated that the proposal was for a 12,000 sq. ft. fitness center on the northeast corner of Akron Road and Long Road, which incorporated parking on all sides of the building. Mr. Dutton explained there was an existing regional detention basin in the southwest portion of the property.

Mr. Dutton stated that the site would be accessed through the Caliber Collision property and would not create an additional access point. He explained that the exterior of the building would be metal siding with block, similar to the Caliber Collision Center. Mr. Dutton continued that the proposal met all site plan requirements. He noted a fitness center was not a permitted use in the I-1 district and a use variance was filed for the Board of Building and Zoning Appeals.

Mark Weaver made a motion to approve application PC-21-29 as presented with the following conditions:

1. The proposed "Personal Service Establishment" use shall receive a use variance from the Board of Building and Zoning Appeals.
2. No activities, storage, or other uses shall be conducted on the site outside the building except for vehicular access, parking, and use of the "Running Track" as shown on submitted plans.

Grant Mason seconded the motion. The motion carried unanimously 4-0.

***PC-21-30.***

Chris Siart requested Final Development Plan approval for a warehouse addition at 3049 Daisy Way in an I-2 (General Industrial) zoning district.

Shane Broder, 1537 Main Street, Springfield, MA, stated that the proposal was for a 46,000 sq. ft. finished goods cooler addition to the Daisy Plant. Mr. Broder explained that there would be six added docks stations with and the addition would have insulated exterior metal panels to match the existing building. He continued that the fire lane would be extended around the side of the building. Mr. Broder stated that Daisy Brand would be storing more products on-site instead of using remote storage, which would not create more traffic.

Mark Weaver made a motion to approve of application PC-21-30 as presented with the condition that all wall pack lighting shall be oriented in a full cutoff configuration, shining straight down. Kyle Adams seconded the motion. The motion carried unanimously 4-0.

***PC-21-31.***

Lee King requested Final Development Plan approval for a storage building at 142 Spink Street in a C-4 (Central Business) zoning district.

Lee King, 6429 Egypt Road, Smithville, stated that the proposal was for a 16 ft. x 32 ft. pole barn building adjacent to the existing One Eighty Women’s Shelter on the corner of Spink and North Streets. Mr. King explained that the front of the building would face North Street and a concrete drive would access the alley. Mr. King continued that the building would have electricity and have downspouts on the south side of the building that would tie into the catch basin. Mr. King stated that One Eighty needed storage for furniture and appliances for their other buildings.

Mr. Dutton stated that the Design and Review Board unanimously recommended approval for the project.

Grant Mason made a motion to recommend the approval of application PC-21-31 as presented. Kyle Adams seconded the motion. The motion carried unanimously 4-0.

**IV. ADJOURNMENT**

Kyle Adams moved to adjourn the meeting. Mark Weaver seconded the motion. The motion carried unanimously 4-0.

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**Chuck Armbruster, Chairman**

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**Carla Jessie, Administrative Assistant**