

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

October 7, 2021

I. MEETING CALLED TO ORDER AND ROLL CALL

Stewart Fitz Gibbon, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Ben Gunn, Doug MacMillan, Gregg McIlvaine, Mark Reynolds, and Ken Suchan were present. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. APPROVAL OF MINUTES

The September 2, 2021 minutes will be reviewed at the November Board of Building & Zoning Appeals Meeting.

III. PUBLIC HEARINGS

Application #BZA-21-22.

Brent Eichar requested an Area Variance from Planning and Zoning Code Section 1123.06(e) to allow a buffer yard without the required screening at 147 Riffel Road in a C-2 (Community Commercial) zoning district.

The applicant has requested that the application remain tabled until the November BZA Meeting.

Application #BZA-21-29.

Timothy Pettorini requested an Area Variance from Planning and Zoning Code Section 1125.03(b)(5) to allow parking within the required front yard setback and Section 1125.03(h)(3) to allow parking and drives without a permitted hard surface at 1212 East Highland Avenue in a CF (Community Facilities) zoning district.

Timothy Pettorini, 2003 Autumn Run, stated that the application was a part of the renovation plan that Wooster Youth Baseball has for the existing facility for the ball field. Mr. Pettorini explained that the two fields would be rebuilt and improved with a new concession stand, restrooms, batting cage, and storage facilities. Mr. Pettorini continued that the setback on Highland was 60 feet and the setback on Portage was 90 feet. Mr. Pettorini stated that the hard surface would not be changed and would improve the parking, adding some paved spaces for handicap parking and additional gravel spaces. Mr. Pettorini explained that the grass had been utilized for parking in the past. Mr. Pettorini stated that they would like to pave the lot, but it was not economical for a non-profit organization.

Mr. Fitz Gibbon asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to comment on the application, and Mr. Fitz Gibbon closed the public hearing.

Gregg McIlvaine made a motion to approve application BZA-21-29, as presented. Mark Reynolds seconded the motion.

Gregg McIlvaine voted yes and stated that he had some hesitation about adding gravel. Still, this situation has existed for decades and maintains the paved entrance to minimize the dust for the neighbors.

Mark Reynolds voted yes and stated that since the main drive was paved and most of the traffic would be there, the significant slope of the boundary lines on the south and the west side of the property will help the dust situation.

Ken Suchan voted yes for the reasons cited by the Board.

Doug MacMillan voted yes for the reasons cited by the Board and agreed that there was a need for permeable because it was in a low area for water and runoff.

Ben Gunn voted no and stated that moving the parking from the back to the front and changing the parking due to cost was not a precedent that the Board should set.

Stewart Fitz Gibbon voted no and stated that this was a historic facility, but the renovation plan prioritized many issues directly affecting the neighbors.

The motion passed, 4-2.

Application #BZA-21-30.

Craig Sanders requested an Area Variance from Planning and Zoning Code Section 1125.03(h)(3) to allow parking and drives without a permitted hard surface on the west side of Venture Boulevard with parcel number 68-01409.004 in an I-2 (General Industrial) zoning district.

Craig Sanders, 870 Woods Edge Court, stated that the new facility would be a 10,800 sq. ft. building used for both offices and warehousing of equipment. Mr. Sanders explained that the site is located on the west side of Venture Boulevard, one property south of the new park. Mr. Sanders continued that the owner did not want the old trees taken down and wanted the parking and drive to be chip and seal to maintain the natural appearance of the site. Mr. Sanders stated that the parking area would be small and would not have a lot of traffic.

Mr. Dutton stated that the parking was deferred parking which, if they feel it was not necessary and not identified as a problem, the parking lot does not need to be built.

Mr. Fitz Gibbon asked if anyone from the public would like to address the Board regarding the application.

Bill White, 3477 Commerce Parkway, stated that property to the north on Venture Boulevard Wooster Tool and Die was mainly gravel, and Oak Hill Park's drive and parking were chip and sealed.

Mr. Fitz Gibbon closed the public hearing.

Ben Gunn made a motion to approve application BZA-21-30, as presented. Gregg McIlvaine seconded the motion.

Ben Gunn voted no and stated that it was not a reasonable request for a parking area because it looks good. All other properties in the area have paved driveways with asphalt, and granting the application would set a bad precedent.

Gregg McIlvaine voted no and stated that there were no unique circumstances to justify the approval. The owner's opinion that chip and seal were aesthetically better was not a strong enough reason to approve the variance.

Doug MacMillan voted no and stated that there were no unique circumstances to justify the approval.

Mark Reynolds voted no for the reasons cited by the Board, and this property owner may maintain the lot. It may set a precedent for future lots that would eventually turn into gravel or dirt lots.

Ken Suchan voted no and stated that this was new construction, so there was no reason not to enforce the construction standards as in some existing structure that has a lot of history.

Stewart Fitz Gibbon voted no for the reasons cited by the Board and the general character of the area as a new industrial park has been for new construction facilities that meet City code.

The motion was denied, 0-6.

IV. ADJOURNMENT

Ben Gunn made a motion to adjourn. Doug MacMillan seconded the motion. The motion passed unanimously, 6-0.

Stewart Fitz Gibbon, Board of Building and Zoning Appeals Chairman

Carla Jessie, Administrative Assistant