

MINUTES
CITY OF WOOSTER PLANNING COMMISSION

March 3, 2022

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Sheree Brownson, Grant Mason, Shawn Starlin, Mike Steiner, and Mark Weaver were present at the meeting. Vincent Marion, Planning and Zoning Manager, represented the City of Wooster.

II. APPROVAL OF THE MINUTES

Mike Steiner made a motion to approve the minutes of the December 2, 2021, meeting of the Planning Commission. Shawn Starlin seconded the motion. The motion carried unanimously 7-0.

III. APPLICATIONS

PC-21-47.

David Kufner requested a conditional use approval for automotive heavy at a property located at 4770 Cleveland Road with parcel numbers 71-00325.000, 71-00326.000, and 71-00506.000 in the C-3 (General Commercial) Zoning District.

Barbara K. Smith, 9689 Avon Lake Road, Lodi, Ohio, gave a brief history of Bear's Towing in Medina and Ashland Counties. Ms. Smith stated that the goal was to have a more significant presence in the Wooster area. Ms. Smith explained that Bear's Towing Shop was located in Burbank, just south of Lodi and 30 minutes north of Wooster. Ms. Smith continued that the main goal was to have a spot in the Wooster city limits to move accidents, enforcements, and abandonments out of town quicker. Ms. Smith stated that setting down a car would be temporary for emergency storage and moving on to the next call. Ms. Smith noted that vehicle pick-up would be within 24 hours. Ms. Smith explained that they don't want to leave cars on-site; it would be a drop-off lot for temporary storage.

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

Tina Porter, 1690 Nupp Drive, stated that her concern was that the fence on the property was not a privacy fence. Ms. Porter explained that the neighbors do not want to see junk cars or salvage cars sitting on the property.

Christy Bishop, 1712 Nupp Drive, stated her concerns with the 50-foot trailer currently dropped on-site. Ms. Bishop asked how close the vehicles would be to the property line.

Mr. Marion stated that the vehicles would need to be stored 50 feet from the property line and inside the fenced area.

Mr. Armbruster closed the public hearing.

Mike Steiner made a motion to approve application PC-21-47 as presented with the condition that the trailer currently parked on-site shall be moved within the fenced area. Mark Weaver seconded the motion. The motion carried 6-1. Grant Mason voted no.

PC-22-4.

Justin Starlin requested Final Development Plan approval for the construction of a residential development of 91 lots on 41.440 acres located on the west side of Oak Hill Road with parcel number 67-02914.000 in an R-2 (Single-Family Residential) Zoning District.

Justin Starlin, 4149 Congress Road, stated that the team partnered with Ryan Homes on the housing development. Mr. Starlin explained that the project received a rezoning recommendation from the Commission in July 2021 and Wooster City Council in September 2021. Mr. Starlin continued that 91 lots were developed for single-family homes built by Ryan Homes. Mr. Starlin stated that houses were built in approximately 90 days.

Mr. Marion stated that the fire department had questions about the length of the cul-de-sacs, and both were less than 1000 feet from the intersection.

Mr. Starlin stated that the traffic study was acceptable with current road conditions without road upgrades. Mr. Starlin explained that the City budgeted for a roundabout at Oldman Road and Milltown.

Matt Duncan, 5599 Stonethrow Drive, stated that as designed, the size of the homes will meet all the requirements for the development standards.

Mark Weaver made a motion to approve application PC-22-4 as presented for a final development plan creating 91 lots with public infrastructure with the following conditions:

1. The project shall comply with Planning and Zoning Code subdivision requirements for street design, installation of public improvements, and plating.
2. The applicant shall receive approval of a Zoning Certificate within one year of the approval of this Final Development Plan.
3. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water management, current edition.
4. Developer must use the current City of Wooster Engineering Standards.
5. Developer to obtain all necessary Engineering Permits and stormwater guarantees.
6. Execute required agreements and submittal of acceptable financial guarantees for the installation of public improvements.

Mike Steiner seconded the motion. The motion carried 6-0. Shawn Starlin recused himself.

IV. ADJOURNMENT

Mr. Armbruster adjourned the meeting.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant