

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
June 2, 2022

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Shawn Starlin made a motion to approve the minutes of the May 5, 2022, meeting of the Planning Commission. Sheree Brownson seconded the motion. The motion carried unanimously 6-0.

III. APPLICATIONS

PC-22-7.

Josh Funderburk requested Conditional Use for automotive fuel sales at 310 South Market Street parcel numbers 64-01740.000, 64-01226.000, 64-01739.000, 64-01741.000, and 64-00149.000 in a C-4 (Central Business) Zoning District.

The applicant tabled the application.

PC-22-12.

J. Douglas Drushal requested Final Development Plan approval for the construction of 12 tennis courts at 801 East Wayne Avenue with permanent parcel number 65-02031.000 in a CF (Community Facilities) zoning district.

Mr. Armbruster read the analysis from the Director of Law, John Scavelli, regarding the objections raised in the above zoning application filed by the College of Wooster. Mr. Armbruster noted that Mr. Marion supplied another document outlining that the application that was before us was more strict than if the objections were granted.

Doug Drushal, 225 North Market Street, stated that the conditional use and the preliminary plan were approved.

Beau Mastrine, 580 East Wayne Avenue, stated that landscaping requirements were met in the application. Mr. Mastrine explained that extensive work to remove hedges was for safety reasons. Mr. Mastrine continued that solid hedges block visual and invite something bad to happen. Mr. Mastrine stated that with minimal hedges, the potential for a situation where someone could hide, especially by a parking lot, is reduced. The proposal maintains a line of sight while balancing beauty.

Mike Steiner made a motion to approve application PC-22-12 as presented with the following conditions:

1. Site development must comply with all provisions of the City's Site Development and improvement Manual for Storm Water Management, current edition.
2. The developer must use the current City of Wooster Engineering Standards.
3. Developer to obtain all necessary Engineering Permits and storm water guarantees.
4. Intersection visibility requirements are met.

Sheree Brownson seconded the motion. The motion carried 5-0. Shawn Starlin was abstaining.

IV. ADJOURNMENT

Grant Mason made a motion to adjourn. Sheree Brownson seconded the motion. The motion passed unanimously, 6-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant