

**MINUTES
CITY OF WOOSTER PLANNING COMMISSION**

September 1, 2022

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Chuck Armbruster, Grant Mason, Shawn Starlin, and Mike Steiner were present at the meeting. Commission members Sheree Brownson and Mark Weaver were absent. 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 July 7, 2022, meeting of the Planning Commission. Shawn Starlin seconded the motion. The motion carried unanimously 5-0.

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 withdrew the application.

Mike Steiner made a motion to withdraw application PC-22-7. Grant Mason seconded the motion. The motion carried unanimously 5-0.

PC-22-20.

John Long requested approval for a Conditional Use permit for the construction of 30 apartments on Noble Drive with permanent parcel number 67-02982.006 in a C-3 (General Commercial) zoning district.

John Long, 3477 Commerce Parkway, stated that he represented Black Diamond Apartments LLC. Mr. Long explained the proposal for 30 apartment units with ten triplex buildings on this property. Mr. Long continued that each unit will be three-bedroom with bedrooms on the second floor, a one-car garage, and living space downstairs. Mr. Long stated that there was adequate parking on the site between the garage spaces and the visitor spaces. Mr. Long explained that a centralized trash collection site has a dumpster enclosure. Mr. Long continued that the final development plan approval stage would come with the landscape and lighting plan. Mr. Long stated that the traffic generated from the property would enter and exit onto Noble Drive from one centralized location and drive. Mr. Long explained that drainage would travel down the street through the storm sewers to a detention basin on Geyers Chapel Road east of Noble Drive. Mr. Long continued that the development was harmonious with the neighborhood, with several multi-family parcels west of the property.

Mr. Marion clarified that it was recently rezoned from Light Industrial to the C-3 (General Commercial) to coincide with the zoning to the north. Mr. Marion stated that multi-family is a conditionally permitted use within the commercial zoning district.

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

Nancy Mast, 2099 Eagle Pass, stated that she lived at Eagle Pass, facing a field to the east. Mrs. Mast explained that the back of the apartment would face their condo, and with three sliding glass doors, they could see directly into their home. Mrs. Mast continued that the children that lived in the apartments would be all in the back yard where the patio faced the condos, and they would have no privacy. Mrs. Mast stated that most of the residents in the condo were seniors and the apartments affect all of them. Mrs. Mast explained that Eagle Pass was a quiet place and a hidden gem in Wooster. Mrs. Mast asked if the Board would consider a privacy fence between the properties.

Glenda Sue Akers, 2095 Eagle Pass, stated her concerns were with the parking, children, and the residents of Eagle Pass and their privacy.

Charles Swysgood, 2069 Eagle Pass, stated that they could look out and see most of the property. Mr. Swysgood asked if the owner of the apartments could turn the building so they wouldn't be facing the condos in the back. Mr. Swysgood stated that a privacy fence would protect Eagle Pass and the residence's privacy.

Mr. Long stated that a fence would be placed along the property line between the condos and the apartments. Mr. Long explained that as a part of the design process, they looked at various options for placing the buildings, and the main concern was that the drive that runs north and south was an area for a fire turnaround at the end of the drive. Mr. Long continued that the orientation of the buildings was to accommodate the fire truck turn around. Mr. Long stated that the grade that was present all falls from the common line between the apartments and the condos to the east down Noble Drive. Mr. Long explained that the parking for each unit was more than adequate. Mr. Long stated that the apartments with the one-car garage also have parking outside in front of the garage. Mr. Long continued that the proximity from the apartments to the property line was 24 feet and the building setback was 20 feet.

Mr. Armbruster closed the public hearing.

Grant Mason made a motion to approve application PC-22-20 as presented. Kyle Adams seconded the motion. The motion carried 4-1.

PC-22-19.

John Long requested approval for a Preliminary Development Plan for the construction of 30 apartments on Noble Drive with permanent parcel number 67-02982.006 in a C-3 (General Commercial) zoning district.

John Long, 3477 Commerce Parkway, stated that for the proposal, they have received the comments from the Planning Department and other city departments and will comply with the landscape plan and the 6-foot vinyl fence compatible with Eagle Pass Condos.

Kyle Adams made a motion to approve application PC-22-19 as presented. Mike Steiner seconded the motion. The motion carried unanimously, 5-0.

PC-22-21.

Christine Sampat requested approval for a Preliminary Plan for constructing two medical offices on Enterprise Parkway with permanent parcel number 67-02030.2006 in a C-3 (General Commercial) zoning district.

Leon Sampat, LSR Architects, 22082 Lorain Road, Fairview Park, stated that Dr. Gregg, an Orthodontist in Wooster, wanted to expand his practice. Mr. Sampat explained that the proposal was for a 4,253 square feet dental office, a first-floor structure with an additional 2,700 square feet lower level staff entrance. Mr. Sampat continued that there would also be a 3,100-square-foot medical office on the property with 77 parking spaces. Mr. Sampat stated that the dumpster enclosure would match the building structure. Mr. Sampat explained that the buildings would have shingled roofs with metal accents, stone, and veneers.

Mike Steiner made a motion to approve application PC-22-21 as presented. Grant Mason seconded the motion. The motion carried unanimously, 5-0.

IV. ADJOURNMENT

Shawn Starlin made a motion to adjourn. Kyle Adams seconded the motion. The motion passed unanimously, 5-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant