

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
December 1, 2022

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Kyle Adams, Sheree Brownson, Chuck Armbruster, 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 November 3, 2022, meeting of the Planning Commission. Sheree Brownson seconded the motion. The motion carried unanimously 7-0.

III. APPLICATIONS

PC-22-26.

Scott Morgan requested approval for a Preliminary Development Plan for the construction of 320 apartments, clubhouse, and parking on West Milltown Road with permanent parcel numbers 53-01518.000 and 53-01312.000 in an R-4 (Multi-Family Residential) zoning district.

The applicant has requested to keep the application tabled.

PC-22-28.

Josh Funderburk requested Preliminary Development approval for automotive fuel, commercial, and food sales at 220 South Columbus Avenue (Parcel numbers 64-01809.000, 64-01810.000, 64-01609.002, and 64-01609.003) in an I-2 (General Industrial District) zoning district.

Bill Light, 3477 Commerce Parkway, stated that he represented Campbell Oil Bell Stores, and the proposal was for a new Bell Store fueling station. Mr. Light explained that the proposal included eight gasoline islands, four diesel islands, and a two-bay car wash. Mr. Light continued that the site was the former Wooster Equity Grain Mill and existed in 4 parcels. Mr. Light continued that the parcels would be combined into one parcel and plan to comply with all staff recommendations. Mr. Light later stated that he presented the applications for variances for food and retail sales on the site. Mr. Light explained that they were working with a landscape designer for the landscape plan that would comply with the zoning code. Mr. Light continued that the dumpster enclosure plan will be presented at final development approval. Mr. Light stated that the final development plan included a sidewalk on Columbus and South Streets and would meet all stormwater requirements for engineering and construction standards. Mr. Light noted that the project had two electric charging stations on the property.

Shawn Starlin made a motion to approve application PC-22-28 with the following conditions:

1. Obtaining a use variance to allow the retail sale of goods and prepared foods in an I-2 zoning district.
2. Landscape plan meeting stated requirements.
3. Dumpster enclosure specifications.
4. Sidewalks on Columbus Avenue and South Street.
5. Sign locations and size must comply with the code unless a variance is obtained.
6. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water management, current edition.
7. Developer must use the current City of Wooster Engineering Standards.
8. Developer to obtain all necessary Engineering Permits and Stormwater guarantees.

Mike Steiner seconded the motion. The motion carried unanimously, 7-0.

IV. ADJOURNMENT

Mike Steiner made a motion to adjourn. Grant Mason seconded the motion. The motion passed unanimously, 7-0.

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant