

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
February 2, 2023

I. MEETING CALLED TO ORDER AND ROLL CALL

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

II. APPROVAL OF THE MINUTES

Phil Apel made a motion to approve the minutes of the January 5, 2023, meeting of the Planning Commission. Mark Weaver seconded the motion. The motion carried unanimously 6-0.

III. APPLICATIONS

PC-23-1.

Bradley Mull, on behalf of the Wooster Fire Department, requested Final Development approval for 4,828 square feet of additions, associated parking, and accessory structures at 510 N. Market Street with parcel number 64-02360.000 in a C-1 (Office/Institutional) zoning district.

Bradley Mull, Mull & Weithman Architects, Inc., 4525 Indianola Avenue, Columbus, stated the proposal for the existing fire station opportunity to bring new life to the 62-year-old structure. Mr. Mull explained that the plan has three additions to the Station, one on the south side, which was 1,000 square feet an auxiliary bay. Mr. Mull continued that the addition on the west is approximately 1,200 square feet, with a physical fitness room and a small expansion to the kitchen and dining area. Mr. Mull stated that the addition on the north side was 2,600 square feet for fire administrative offices and training and conference space. Mr. Mull explained that the expansion would happen within the existing parking space and decrease that parking area. Mr. Mull continued that parking would be moved back to maintain fire parking for training. Mr. Mull stated that there was a fire tower feature with platforms for training. Mr. Mull explained that there was a landscape buffer in front of the firefighter parking. Mr. Mull continued that the front of the Station would have three bays to make the bays wider. Mr. Mull stated that there was accessible parking at the administrative offices.

Barry Saley, Fire Chief, said they would vacate Station one and relocate to a temporary station at 1171 Mechanicsburg Road. Mr. Saley explained that the building has multiple bays, and a quick interior renovation with some allocated walls will begin next week and finish in March. Mr. Saley continued that they would move a portion of Station One to the temporary Station, and the remainder, including the Captain, would move to Station Two. Mr. Saley noted that the Community Risk Reduction Offices, the Assistant Chief, and the Fire Inspector to Station Three could have a majority of operations out of two locations. Mr. Saley said they would move equipment from various places as needed to appropriate areas. Mr. Saley explained that Mechanicsburg Road was a suitable location to get into the downtown district in the Station One response area but also an optimum

location for a future fourth Station with future growth. Mr. Saley stated that a plan was in place and logistically moving internally to be prepped and ready to go once approved and construction begins. Mr. Saley noted that the project was a campus concept with City Hall and the fire department adjoining and sharing parking.

Grant Mason made a motion to approve application PC-23-1 as presented. Shree Brownson seconded the motion. The motion carried unanimously, 6-0.

PC-23-2.

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

John Long, Shaffer, Johnston, Lichtenwaller & Associates, Inc., stated that the proposal for an automotive fueling station with 12 pumps, a 5,600 square foot retail store, and a two-bay car wash. Mr. Long explained that the use variance for retail sales in this zoning district and a variance for the sign height were approved. Mr. Long said they would comply with the stormwater, engineering codes, and staff requirements. Mr. Long stated that a traffic study was performed and submitted to the City Engineers' office. They concurred with the findings and recommended no improvements to the roadway.

Mr. Marion stated that the landscape plan submitted with the site plan was revised per the request of the Zoning and Engineering Departments. Mr. Marion explained that the proposed plantings needed to be moved back behind the fence.

Mark Weaver made a motion to approve application PC-23-2 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. Developer must use the current City of Wooster Engineering Standards.
3. Developer to obtain all necessary Engineering Permits and Stormwater guarantees.

Sheree Brownson seconded the motion. The motion carried unanimously, 6-0.

IV. ADJOURNMENT

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

Shawn Starlin, Vice Chairman

Carla Jessie, Administrative Assistant