

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

March 2, 2023

I. MEETING CALLED TO ORDER AND ROLL CALL

Stewart Fitz Gibbon, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Jason Anderson, Martha Bollinger, Stewart Fitz Gibbon, Ben Gunn, and Mark Reynolds were present at the meeting. Board member Jeff Battig was absent. Vincent Marion, Planning and Zoning Manager represented the City of Wooster.

II. APPROVAL OF MINUTES

Ben Gunn made a motion to approve the minutes of the February 2, 2023, meeting of the Board of Building and Zoning Appeals. Jason Anderson seconded the motion. The motion carried unanimously 5-0.

III. APPLICATIONS

BZA-23-2.

Patrick Lankey, on behalf of Wayne County, requested a Use Variance from Planning and Zoning Code Section 1109.02(d) prohibiting parking lots as a principal use on the north side of W. Larwill Street between N. Grant Street and N. Walnut Street (Parcel numbers 64-01454.000 and 64-01454.001) in an R-T (Traditional Residential) zoning district.

Patrick Lankey, Strollo Architects, 201 West Federal Street, Youngstown, stated the request was to permit the parking lot in the R-T zoning district. Mr. Lankey explained that with the parking lot, we have provided buffer zones between the adjacent properties to the west and east with a fenced area and landscaping. Mr. Lankey continued the fence and landscaping along the east and south property lines with the adjacent landowner. Mr. Lankey stated that the parking lot's perimeter proposal was heavily landscaped to offer a softer buffer going around the area. Mr. Lankey explained that the parking lot has 75 parking spaces with two aisles. Mr. Lankey continued that the parking lot was the first phase of the jail expansion. Mr. Lankey stated that the parking lot would offset the loss of spaces for the jail expansion. Mr. Lankey explained that the parking lot is ultimately part of the fabric of the community instead of an eyesore. Mr. Lankey continued that the parking lot would not harm the community. Mr. Lankey stated that most of the traffic would be off Larwill Street. Mr. Lankey explained that in the lighting study for the parking area were four lights 23 feet tall with a soft light and LED.

Patrick Herron, Wayne County Administrator, 428 West Liberty Street, Wooster, stated that 14 parking spaces would be lost with the jail expansion. Mr. Herron explained that we have enough parking capacity with the Job and Family Lot and the lot directly west of the Municipal Court Building to absorb the 14 spaces. Mr. Herron noted that the parking lot would have signed similar for law enforcement parking and associated with the courts. Mr. Herron stated they are trying to use vacant land and get as many spaces as possible. Mr. Herron explained that the alleyway would be used for emergency exiting overflow.

Mr. Marion stated that the Planning Commission tabled the Final Development Plan pending a parking analysis and other issues needed for final development approval, landscaping plan for the jail, and lighting plan. Mr. Marion explained that part of the process for the final development plan of the parking lot and the conditional approval of the preliminary plan for the jail addition was completing the parking analysis to determine how many spaces were

needed. Mr. Marion reiterated that BZA-23-2 is whether or not a parking lot should be permitted in an R-T zoning district.

Mr. Fitz Gibbon asked if anyone from the public would like to address the Board regarding the application.

Michael Todaro, 350 North Walnut Street, asked what the economic impact would be for the residents in the neighborhood and how this would impact our housing values. He also asked why to take a green space and pave it over instead of creating a different family-friendly alternative. Mr. Todaro asked what the environmental impact this will have with the road in the back of the property that floods with the homes on the other side of the alley with water runoff.

Mr. Herron stated that we are responsible for stormwater drainage. The parking lot would have underground retention so that the water on the parking lot would feed out slowly to the rest of the stormwater system. Mr. Herron explained that the parking lot was funded by county revenue, a small portion funded from recovery money because of the stormwater issue.

Joel Troyer and Susan Troyer, 314 North Walnut Street, stated that his property is adjacent to the proposed parking lot and most affected by the parking lot. Mr. Troyer explained that the county has been good by giving them the property for an easement for their driveway, but I have concerns. Mr. Troyer continued that the fence went down the property line and asked that the wall come down another 12 feet. Mr. Troyer stated that his lot was tiny and had a minimal outdoor area where they entertained. Mr. Troyer noted that the headlights would shine on them whenever someone pulled into the parking lot. Mr. Troyer stated that running a fence on the easement would resolve the headlight issue. Mr. Troyer explained that the overhead lighting would flood the back of the house, along with car sound pollution.

Mr. Herron said they don't expect a lot of night parking in the lot because people will want to park closer to the building. Mr. Herron noted that people could park in the Municipal Court parking lot at night.

Mr. Lankey stated that the island in the parking lot would impact four parking spaces, and the landscaping bushes and scrubs around the perimeter have a chance to grow. Mr. Lankey explained that trees get cut down for different reasons, and you will find those islands destroyed by the snow plows. Mr. Lankey continued that the broken, damaged islands become an eyesore in the community. Mr. Lankey stated that regarding the second variance we are requesting, I believe we are still within the intent of the zoning code to blend with the community. Mr. Lankey stated that the application packet did not include the lighting plan. Mr. Lankey noted that they conducted a light study for the parking lot.

Mr. Herron stated that, at times, the municipal parking lots are almost at total capacity. Mr. Marion noted that the code requires that at a residential property line abutting a non-residential use, the foot candle can't be more than half of a foot-candle. Mr. Marion explained that the light poles in an R-T district could not be taller than 20 feet. Mr. Marion continued that the light units must be full cutoff.

Patrick Lankey stated that the project was in the middle of design development. Mr. Lankey continued that after the parking lot was completed, the construction on the jail would start, and then the renovations of the older building. Mr. Lankey noted that the estimated completion

of the jail expansion would be in 2025, and the renovations approximately by the end of 2026, the renovations would be completed.

Mr. Fitz Gibbon closed the public hearing.

Jason Anderson made a motion to table applications BZA-23-2 and BZA-23-1 as presented. Mark Reynolds seconded the motion. The motion carried unanimously 5-0.

BZA-23-1.

Patrick Lankey, on behalf of Wayne County, requested an Area Variance from Planning and Zoning Code Section 1123.05(b)(6) regarding interior parking lot landscaping on the north side of W. Larwill Street between N. Grant Street and N. Walnut Street (Parcel numbers 64-01454.000 and 64-01454.001) in an R-T (Traditional Residential) zoning district.

Patrick Lankey, Strollo Architects, 201 West Federal Street, Youngstown

Jason Anderson made a motion to table application BZA-23-1 as presented. Mark Reynolds seconded the motion. The motion carried unanimously 5-0.

IV. ADJOURNMENT

Martha Bollinger made a motion to adjourn. Ben Gunn seconded the motion. The motion passed unanimously, 5-0.

Stewart Fitz Gibbon, Board of Building and Zoning Appeals Chairman

Carla Jessie, Administrative Assistant