

MINUTES
CITY OF WOOSTER PLANNING COMMISSION
April 4, 2024

I. MEETING CALLED TO ORDER AND ROLL CALL

Chuck Armbruster, Chairman, called the meeting to order. Commission members Phil Apel, Chuck Armbruster, Grant Mason, Jacob Sheets, Shawn Starlin, and Mark Weaver were present at the meeting. Commission member Sheree Brownson 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 March 7, 2024, meeting of the Planning Commission. Phil Apel seconded the motion. The motion carried unanimously 6-0.

III. APPLICATIONS

PC-24-3.

John Long, on behalf of the property owner, requested Preliminary Subdivision Plat approval for a 20-lot subdivision on the north side of E. Smithville Western Road, east of Cleveland Road, consisting of a portion of current parcel numbers 71-00452.000 and 71-00451.000, in an R-1 (Suburban Single-Family Residential) zoning district.

John Long, Shaffer, Johnson, Lichenwatler, Engineering, 3477 Commerce Parkway, stated that the owner closed on the property today and would like to develop a 19-lot subdivision, the 20th lot being the required retention basin. Mr. Long explained that no variances were needed because everything they wanted to do complied with the zoning code. Mr. Long continued that all conditions would be met, and the final platting approval would be back in front of the Board. Mr. Long stated that they would be working on engineering plans that comply with the City Engineering Code and the Ohio EPA's requirements for water and sanitary extensions, as well as water quality and stormwater management. Mr. Long explained that the developer had completed several developments in other locations. Mr. Long continued that the owner bought the property at an auction. Mr. Long stated that the property has direct access to Smithville Western Road.

Grant Mason made a motion to approve application PC-24-3 as presented with the following conditions:

1. Landscaping plan and financial guarantee meeting code requirements.
2. Street light plan approved by AEP and City Engineer.
3. Review and acceptance of HOA documents.
4. The approved minor subdivision of lot splits and reconsolidation must be recorded.
5. Site development must comply with all provisions of the City's Site Development and Improvement Manual for Storm Water Management, current edition.
6. Developer must use the current City of Wooster Engineering Standards.

7. Developer to obtain all necessary Engineering Permits and storm water guarantees.

Phil Apel seconded the motion. The motion carried unanimously, 6-0.

PC-24-4.

Alex Quay, on behalf of the property owner, requested an approval recommendation from the Planning Commission to the City Council for a Zoning Map Amendment to change approximately .57 acres bounded on the north by East Smithville Western Road and Young Drive on the south, east of Cleveland Road from R-1 (Single-Family Residential) zoning district to C-3 (General Commercial) zoning district. (Former parcels 71-00281.000, 1967 East Smithville Western Road, and 71-00272.000).

Alex Quay stated that two parcels comprising approximately .5 acres, the change from R-1 use to a C-3 General Commercial zoning district, will facilitate the redevelopment of the Dairy Queen. Mr. Quay explained that the proposal was to remodel and enlarge the existing building and create adequate parking and a drive-thru.

John Long, Shaffer, Johnson, Lichenwatler, Engineering, 3477 Commerce Parkway, stated that they are working on the site development plan for the new Dairy Queen. Mr. Long explained that a traffic study was completed for Young Drive, Cleveland Road, and Smithville Western Road, and those results will be submitted to Engineering. Mr. Long continued that the traffic will have two drive lanes with two order kiosks. Mr. Long stated that there would also be one-way parking with angle parking. Mr. Long explained that the retention basin would be on the east side of the building and would be caught with catch basins and curbs. Mr. Long continued that they would comply with the code for the landscape plan. Mr. Long noted that the lot was platted into one lot and was not encroaching on setbacks.

The Chair asked Mr. Marion to explain the area proposed to be dedicated. Mr. Marion stated that dedication means the area will be dedicated to the City in a public right way.

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

Travis Miller, 4583 Young Drive, stated that he has concerns about traffic, and we have quite a few issues with Dairy Queen and the traffic flow, with Young Drive being the primary entrance off of Cleveland Road. Mr. Miller explained that the road is often very busy and populated. Mr. Miller continued that people frequently block Young Drive's entrance in the drive-thru.

Mr. Armbruster stated that the new site map will have three entrances and exits on the latest proposed plan rather than the single entrance on Young Drive.

Val Williams, 4561 Mel Lane, asked how close the entrance/exit off of Smithville Western Road will be to the new housing development they are proposing for the 19 houses and if there will be traffic problems. Mr. Williams stated that he has an arduous task to do in the future based on the traffic.

Jenson Green stated that he was there on behalf of Christopher Green and read from his letter. Mr. Green noted that the zoning request affects our family as we own the two adjacent residential lots directly east and the commercial lot to the south side of the proposed Dairy Queen. Mr. Green explained that we planned to possibly have one of our children build a single-family home on one of the two lots on the east side of the Dairy Queen. Mr. Green continued that with this new larger restaurant with multiple drive-thrus lines operating year-round with approval, the construction of a single-family home is not likely. Mr. Green stated that our lots for single-family residential use are diminished, and we hope there will be ample screening, drainage, noise, and light reduction if the application is approved.

Richard Spade, 4494 Mel Lane, stated that there are two new allotments on Melrose Drive and then 141 units and feels that there is much more traffic. Mr. Spade explained that at the traffic light turning left, it gets backed up until the light changes.

Richard Waggoner, 4655 Young Drive, stated that there are times when Cleveland Road gets back up, and you can't get out of Young Drive. He asked if the zoning changes and if they decide to put something else there if that lowers my property value.

Nancy Yockey, 2039 East Smithville Western Road, stated that they live directly across the street from the new allotment, and the traffic is terrible. Ms. Yockey explained that people drive in her yard and drive around her U driveway. Ms. Yockey continued that a new gas station, Dairy Queen, and a new Melrose allotment would worsen the traffic. Ms. Yockey stated that she wanted the Board to consider the traffic mess.

Mary Cubic, 2190 East Smithville Western Road, stated that our driveway is two down from the proposed development, the traffic on Smithville Western Road is heavy, and you cannot see oncoming traffic. Ms. Cubic explained that you can not get out of the drive safely.

Brent Willis, 2101 East Smithville Western Road, stated that there was an accident in front of my house and the traffic is always backed up at the light. Mr. Willis explained that a roundabout is needed at Cleveland and Smithville Western Road to keep the traffic flowing because we can't get out of our driveways.

Tracy Columbo, 4667 Young Drive, stated that the traffic is horrible on Young Drive. They have to turn right because they cannot get out if they turn left. Ms. Columbo explained that the traffic was awful and that I didn't know how this would fix it.

Mike McClain, 4517 Young Drive, stated that the traffic on Young Drive is ridiculous and on Cleveland Road. He said he had been backed up for 15 to 20 minutes on Cleveland Road at 4:30 pm. Mr. McClain explained that Young Drive has a no outlet sign, and people do not see it and turn around in our drive, and the road is deteriorating.

Brenda Brammer, 2192 East Smithville Western Road, stated that a hill caused a blind spot coming out of our driveway. My concern is between that blind spot to the left it might inhibit the new allotment coming in. Ms. Brammer explained that there could be more issues up the road that are not noticed. I am concerned about the safety aspect of increased traffic in a low-visibility area.

Ken Kelly, 2001 East Smithville Western Road, stated that he was relieved and hopeful about the plans because I was worried about how far the concrete would approach our property. Mr. Kelly explained that there are continuous worries about noise, smell, sounds, animals, and everything else but the stand-still traffic. Mr. Kelly continued that it backs up right in front of my house and not to the point that I don't like to leave my windows open in the Summer, but I cannot open my windows because traffic sits in front of my house all day.

Mr. Armbruster closed the public hearing and requested that Mr. Marion inform other city departments of the concerns expressed by those present.

Shawn Starlin made a motion to recommend the application PC-24-4 to the City Council as presented. Mark Weaver proposed an amendment to the motion. He strongly recommended to the City Council that future development in this area be carefully considered concerning traffic concerns. Jake Sheets seconded the motion. The motion carried unanimously, 6-0.

IV. ADJOURNMENT

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

Chuck Armbruster, Chairman

Carla Jessie, Administrative Assistant