

PLANNING COMMISSION MEETING

August 25, 2022

The meeting was called to order at 7:00 p.m. by Chairman Andy Lorenz. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, John Wellstein, and Megan Wolfinger (5). Rob Vela and Becky Williams were absent (2). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mayor Mackin moved to approve the minutes of the July 28, 2022 meeting as written. Seconded by Mr. Bade. Ayes: Bade, Mackin, and Wellstein (3). Nays: (0). Abstain: Lorenz and Wolfinger (2).

ADMINISTRATOR'S REPORT

Mr. Walters welcomed Megan Wolfinger to the Planning Commission, upon her recent appointment by City Council, and he noted that several items from today's Agenda were removed by the applicants and will either be moved to the September or October Agenda's pending that their submissions are received in time.

Special Approval Use Pure Vision Optometry 1021 Sandusky Street, Units D & E

APPLICANT/OWNER/DEVELOPER

Austin Saneholtz
1021 Sandusky Street, Units D & E
Perrysburg, OH 43551

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards
Chapter 1235.04(v) – SAU – Medical Office

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the northern corner of Sandusky Street and Three Meadows Drive.

Property Size: 0.76 acres

Parcel: Q61-400-050406013000

Zoning: C-1 – Neighborhood Commercial

BACKGROUND

The suite was formerly occupied by Mercy Health as Perrysburg Obstetrics and Gynecology and Northwest Pain Management Associates, Inc. The applicant would like to occupy this location as an Optometry office.

ANALYSIS

This particular Special Approval Use provides both “specific conditions” as well as “general conditions” which are as follows:

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

1. The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
2. The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.
3. The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Ch.1235.04(v)

1. Facilities shall be limited to the practice of physicians, dentists, chiropractors and other health care providers.
2. The number of health care providers in any one (1) facility shall not exceed eight (8) persons.
3. Parking areas shall have direct access to an arterial or collector street and shall be screened from any abutting residence or residential zoned property in accordance with Section 1250.09 and Section 1250.23.
4. Trash receptacles shall be located not less than one hundred (100) feet from an abutting residence or residential zoned property.

RECOMMENDATION

The Planning and Zoning Deputy Administrator has reviewed the application for Special Approval Use for Pure Vision at 1021 Sandusky Street, Units D & E and recommends denial due to the location of the dumpster on the north side of the parking. Should the applicant show different arrangements for the use of the dumpster or trash pickup, they would meet each requirement for the approval of the Special Approval Use.

Mr. Walters reviewed the above Staff Report regarding the Special Approval Use for Pure Vision Optometry at 1021 Sandusky Street, Units D & E. Austin Saneholtz, Pure Vision Optometry, was present and said that he is prepared to arrange for a different trash removal option for the business. He noted that the dumpster located in the parking lot is used by all tenants at this location, and added that he is also the building owner for this parcel. There was a brief discussion about moving the dumpster to a different location on the property and adding screening to the unit as well. Mr. Walters noted that this is a unique situation in that the Special Approval Use is intended to be granted to the entirety of the property, and confirmed that a dumpster is not allowed in the front yard nor within one hundred (100) feet of residential zoning. Mr. Saneholtz added that the dumpster has been located abutting the residential neighborhood since he bought the property one (1) year ago, and he has continued the existing service with Republic Services since then. Mr. Lorenz asked if complaints had been received from nearby neighbors, and Mr. Walters said not that he was aware of. There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to grant conditional approval of the Special Approval Use for Pure Vision Optometry at 1021 Sandusky Street, Units D & E based upon the removal of the dumpster and/or to relocate and screen it in compliance with the code. Seconded by Mr. Wellstein. Ayes: (5). Nays: (0).

OTHER BUSINESS

Final Site Plan - Parking Lot Expansion Louisiana House (Perrysburg Ecumenical Housing) 129 Dr. McAuley's Court

APPLICANT/OWNER/DEVELOPER

Perrysburg Ecumenical Housing, Inc.
14125 Clayton Road
Chesterfield, MO

Andy Knopp
Thomas Porter Architects
8 North St. Clair St.
Toledo, Ohio 43604

REQUEST

Chapter 1260.08 – Final Site Plan

The applicant is requesting to expand the onsite parking for the housing development. The plan indicates a base bid of 25 additional spaces and up to 16 additional spaces as through alternate bids. Additionally there is a proposed detention swale shown to handle the additional surface drainage. The location of these proposed improvements can be seen on plan sheet A1.0.

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 129 Dr. McAuley's Court, west of Louisiana Avenue (199), south of South Boundary Street. The proposed parking lot expansion is shown near the southwest corner of the development, between the cul-de-sac and the southern property line. Part of the alternate bid parking area (5 spots) is located near the entrance drive off of Louisiana Avenue. The subject property is zoned RM (Multiple Family Residential) and occupies approximately 10.87 acres. The site consists of the existing Louisiana House apartment complex, which is bordered on the north, east, and south by residential uses and a park to the west.

BACKGROUND

The applicants appeared before the Planning Commission in January of 2022 to apply for a Preliminary Site Plan approval and again at the June 30 meeting for the final site plan approval. During the June meeting the Planning Commission tabled the application due to the absence of a landscape plan and details associated with grading and buffering.

ANALYSIS

Intensity and Dimensional Standards

- In compliance with all required setbacks.
- Lot coverage requirement not applicable to RM districts.

Parking Standards

- Existing parking is unaffected by proposed site plan changes with the exception of the addition of landscape islands.
- 5 of the parking lot landscape islands are shown to be undersized at 16' x 10' but the Planning Commission has given approval for these to be undersized to improve maneuverability for elderly residents.
- All proposed parking spaces are shown to be 10' x 20' in size.

Landscaping

- 5 new trees are shown to be placed in the proposed retrofitted landscaped islands as part of the expansion.
- 4 or 5 additional trees would be added depending on whether the alternate bid is taken for the additional 11 parking spaces.
- The plan sheets now include an overall landscape plan for the site which does confirm that landscaping is present or proposed to meet at least the minimum standards for the project. Of particular interest is the landscaping area shown on Sheet L1.02 which outlines the planting plan for the area near the proposed pond.
- During the Preliminary Site Plan application from January 2022 there was discussion about mounding the area between the south edge of the proposed parking lot and the property line. The plans do not indicate any mounding feature in this location per the neighbor's request.
- The proposed landscape plan shows several Norway Spruce, Eastern White Pines and Dogwoods located around both the existing and proposed swale on the south side of the expanded parking lot.

Signs

- No signage changes are proposed.

Sidewalks

- A sidewalk is shown through the proposed access driveway but if this sidewalk is a standard 4" sidewalk the code would require the portion running through the driveway to be replaced with 6" concrete to accommodate vehicular traffic. It is still unclear as to the details of this portion of work.

Other

- All exterior lighting is required to be arranged and installed to not cause interference with abutting residences and/or properties. The fixture that is specified provides an external glare shield and the lighting has been reoriented

from the previous submission to address lighting concerns for the neighbors to the south of this project site.

- The applicant shall submit and obtain City of Perrysburg engineering approvals for all applicable site civil construction plans including pavement and drainage, water, storm and sanitary sewer prior to a Zoning Permit being issued.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Final Site Plan for Perrysburg Ecumenical Housing (Louisiana House) located at 129 Dr. McAuley's Court, subject to the comments and recommendations set forth in this report including:

1. Provide clarification on sidewalk thickness regarding the portion running through the driveway that is proposed to be used to access the new parking lot. Minimum thickness through drives is 6".

Mr. Walters reviewed the above Staff Report regarding the Final Site Plan (Parking Lot Addition) for Louisiana House (Perrysburg Ecumenical Housing) at 129 Dr. McAuley's Court. Andy Knopp, Thomas Porter Architects, was present and noted that the parking spots are still sixteen (16) feet deep as the drive aisles are narrower. Mr. Bade noted that the landscaping plan is more than adequate.

Vince Roberts, 196 Birchcrest Drive, was present and asked if they are removing the tree (Oak or Maple) within the five (5) foot easement and he added that he would like it to remain there if possible. He also asked if they are planning to replace the Dogwood trees at the dead end street of the parking lot, and Mr. Walters confirmed that those will be replaced with Burkwood Viburnum. Mr. Roberts mentioned that he spoke with the Landscape Architect, Tim Bockbrader, and that he appreciated the revised plan. There were no further comments or questions from the Commission, nor the public.

Mr. Lorenz made a motion to recommend approval of the Final Site Plan (Parking Lot Addition) for Louisiana House (Perrysburg Ecumenical Housing) at 129 Dr. McAuley's Court. Seconded by Mr. Bade. Ayes: (5). Nays: (0).

There being no further business, the meeting adjourned at 7:31 p.m.

Respectfully submitted,

Heather Alfaro