

PLANNING COMMISSION MEETING

September 29, 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, Becky Williams, and Megan Wolfinger (6). Rob Vela was arrived at 7:04 p.m. (1). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning & Zoning Administrator.

APPROVAL OF MINUTES

Mr. Bade moved to approve the minutes of the August 25, 2022 meeting as written. Seconded by Mr. Lorenz. Ayes: Bade, Lorenz, Mackin, Wellstein, and Wolfinger (5). Nays: (0). Abstain: Williams (1).

ADMINISTRATOR'S REPORT

Mr. Walters noted that (2) items from the October Agenda will be moved to the December Agenda. He added that there has been a twenty-five (25) percent slowdown in permits being issued.

Assignment of Permanent Zoning C-4 (Highway Commercial) Parcel P60-400-180408017000 (o Gloria Street)

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

Stephen M. Fuzinski
10720 Airport Hwy
Swanton, OH 43558

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1285.11 – Zoning of Newly Annexed Areas

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the north side of Gloria Street, east of SR25 and west of Broad Avenue within Perrysburg Heights. The assignment of zoning request pertains to a singular parcel that was recently annexed to the City of Perrysburg from Perrysburg Township. This parcel is currently identified as: P60-400-180408017000. The parcel does not contain any structures.

This parcel includes approximately 0.059 acres of land (roughly 25' x 109')

BACKGROUND

The City of Perrysburg has annexed this land from Perrysburg Township as a result of the sale of the property to a new owner that intends to use this property to combine with the parcels immediately to the west for a small commercial center. The annexation was approved by city council on September 6, 2022 and will be effective on October 6, 2022.

ANALYSIS

The subject property is located along Gloria Street in the Perrysburg Heights neighborhood. The parcels to the west of this property are zoned C-4 Highway commercial and used commercially (in the city of Perrysburg) and the properties to the east are used for residential purposes (in Perrysburg Township). The current version of the Land Use Plan would suggest this area be zoned as C-4 Commercial which would be consistent with the intended use of the property.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the Assignment of Permanent Zoning of C-4 (Highway Commercial) for the parcel identified in this report which contains approximately 0.059 acres.

Further, it is recommended that a Public Hearing be set before City Council for November 1, 2022 at 6:25 p.m.

Mr. Walters reviewed the above Staff Report regarding the Assignment of Permanent Zoning of C-4 (Highway Commercial) for Parcel P60-400-180408017000 (o Gloria Street) which contains approximately 0.059 acres. The applicant was not present. Mr. Lorenz asked if any comments or complaints had been received regarding this parcel, and Mr. Walters noted that Lea Ponce contacted him to confirm that only this one parcel is being annexed into the City. Mr. Bade asked if there are plans for widening Gloria Street and Lincoln Boulevard, and Mr. Walters confirmed that there are none.

Mr. Lorenz made a motion to recommend approval of the Assignment of Permanent Zoning of C-4 (Highway Commercial) for Parcel P60-400-180408017000 (o Gloria Street) which contains approximately 0.059 acres, and that a Public Hearing be set for November 1, 2022 at 6:25 p.m. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

***Preliminary & Final Site Plan
Karuna House
217 W. Third Street***

APPLICANT/OWNER/DEVELOPER

Matt Pastula
Pastula Design Architect
3550 Executive Pkwy Suite 7-260
Toledo, OH 43606

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

The proposed project site (formally Perrysburg Mini Engine) is located on the north side of West Third Street, directly across from the Perrysburg Municipal Court, and just west of the Walnut Street and West Third Street intersection. The site is comprised of 0.25 acres and is zoned C-2 (Central Business). The applicant would like to remove and reconstruct the front portion of the building.

Adjacent zoning:
North – R-3 (Single Family Residential),
East – INS (Institutional Uses)
South – INS (Institutional Uses)
West – C-2 (Central Business)

ANALYSIS

Land Use – The proposed use has been reviewed and determined to be “Medical Offices” and “Gym/Fitness Facility (<5,000 GSF)”. Both categories are permissible uses in C-2 Central Business.

Dimensional Standards – The C-2 zoning district does not have any setback requirement so this parcel is treated as a zero lot line property. The only dimensional

requirement is that the building cannot exceed a height of 35'. The height shown for the front addition is 31'.

Access – The Property currently has no parking, but will have pedestrian access from the front of the building facing W. Third Street.

Parking – The C-2 (Central Business) zoning district does not require parking. The applicant will be able to utilize the City's public parking lot in the parcel immediately to the east.

Landscape Islands – The zoning code requires that landscape islands be installed at an interval to break up runs of large parking into rows of 10 or less. There are a total of 23 landscape islands that are shown on site which meets the minimum required. All islands show landscaping with the appropriate amount of shade trees.

Parking Lot Landscape – C-2 zones do not require parking. The applicant has elected to not develop a parking lot therefore no landscaping is required

Site Landscape – C-2 zoning does not have a minimum landscape percentage requirement so no landscape plan is necessary.

Street Trees – Street trees are already present at the current location in accordance with the requirements in Chapter 1250.14.

Signage – A full review of signage will be conducted by the Planning and Zoning Division prior to the issuance of permits. The current sign code allows for variances to address height restrictions as well as size restrictions but no allowance for increasing the quantity of signs is available.

Lighting – Lighting looks to be almost fully contained other than the eastern side of the building that faces the parking lot. On the side of the newer portion of the building the light spilled slightly over the property line.

Building Materials and Elevations – The new building addition appears to be comprised of wood and stone, while the existing structure is shown to remain and painted sheet metal. Although each façade shows wood siding exceeding 50%, the total wood shown on the building would total 43%. The stacked stone would equal 10% and 29% of the building would be metal siding. The metal is only to remain on the portion of the building that is not to be torn down and would therefore keep its nonconforming status on this portion only.

Sidewalks – Public sidewalks are shown across the front of the property and leading to the front entrance.

Waste Receptacles – The site plan shows two trash totes located in the rear along the alley. Trash receptacles are required to be no less than 20' from a residential district and must be screened on all sides. The current plan does not meet the minimum standards.

General Engineering – The applicant shall submit and obtain City of Perrysburg Construction Review approval (minor review) from the City of Perrysburg Engineering Department prior to the issuance of a Zoning Permit.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends conditional approval of the Preliminary and Final Site Plan with the following condition:

1. The trash receptacles be enclosed in a way that meets the minimum standards or placed on the inside of the fence as to provide screening from residentially zoned properties.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary & Final Site Plan for Karuna House at 217 W. Third Street. Matt Pastula, Pastula Design Architect, was present on behalf of the application. Ms. Wolfinger asked Mr. Pastula if they have any issues moving the trash receptacles, and he said that they do not. There was a brief discussion about lighting, and Mr. Pastula said that there will be emergency light at the doors. Ms. Williams confirmed that neighboring comments had not been received. There was a brief discussion about building materials, and Mr. Pastula said that the sheet metal will remain and be painted dark grey. He added that the roofline and overhangs will break up the façade, too.

John Nickell, 228 W. Second Street, was present and asked about parking for this location. Mr. Easterling noted that there is not a parking requirement in the C-2 (Central Business) zoning district, so on-street parking and nearby public parking lots are accessible for this business use.

Mr. Lorenz made a motion to recommend conditional approval of the Preliminary & Final Site Plan for Karuna House at 217 W. Third Street with the condition that the trash receptacles be enclosed in a way that meets the minimum standards or placed on the inside of the fence as to provide screening from residentially zoned properties. Seconded by Mr. Bade. Ayes: (7). Nays: (0).

Special Approval Use
Pizza Hut
1131 Louisiana Avenue

APPLICANT/OWNER/DEVELOPER

Paul Shay
Tolson Investments LLC.
7150 Central Ave.
Toledo, OH 43617

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table

Chapter 1235.02(d) – SAU – Standards

Chapter 1235.04(II) – SAU – Restaurants: Drive In, Fast Food, Full Service and Carry-Out Only

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located in the shopping center on the southeastern corner on E. South Boundary Street and Louisiana Avenue directly next to Graze Shared Kitchen.

Property Size: 5.37 acres

Parcel: Q61-400-080101004000

Zoning: C-3 – Community Shopping

BACKGROUND

The Pizza Hut would like permission to add a drive up, carry-out only window to the southern façade of the building. This window would serve customers that either called in or placed orders online. The applicant would like to secure the special approval use before contracting engineers to design a site plan for the plaza.

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(II)

1. A setback of at least twenty (20) feet from the right-of-way line of any existing or proposed street shall be maintained.
2. Access points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
3. All lighting shall be shielded from adjacent residential districts.
4. A six (6) foot high completely solid wall shall be provided when abutting or adjacent districts are zoned Residential. The height of the wall shall be measured from the surface of the ground of the abutting residential district.
5. Locations for any such establishment shall be confined to arterial streets and shall have the entrance to both the business and parking area for such establishment on the thoroughfare. Access from a side residential street or alley shall be prohibited.

RECOMMENDATION

The Planning and Zoning Deputy Administrator has reviewed the application for Special Approval Use for Pizza Hut located at 1131 Louisiana Avenue. It has been found that the applicant has met the necessary requirements to be granted a Special Approval Use for a carry-out window at this location.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Pizza Hut at 1131 Louisiana Avenue, and noted that he made the applicant aware that they would need to bring the entire parking lot up to Code in order to construct a carry-out window and to update the parking lot. The applicant was not present. Mr. Lorenz, Mr. Bade, Mr. Vela, Ms. Williams, and Mr. Wellstein agreed that they would prefer to see a site plan related to the construction of the carry-out window. Ms. Williams referenced

Chapter 1235.02(b) – Application of Special Approval Use, noting the minimum requirement of a preliminary site plan according to Chapter 1260. Mr. Walters added that the applicant can easily meet the Special Approval Use, yet he understands that the Planning Commission wants to review the scope of the proposed work.

Ms. Williams made a motion to deny of the Special Approval Use for Pizza Hut at 1131 Louisiana Avenue due to a site plan not being provided. Seconded by Mr. Wellstein. Ayes: Bade, Lorenz, Mackin, Vela, Wellstein, and Williams (6). Nays: Wolfinger (1).

OTHER BUSINESS

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

Respectfully submitted,

Heather Alfaro