

PLANNING COMMISSION MEETING

January 26, 2023

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

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Ms. Williams nominated Mr. Lorenz to be Chairperson. Seconded by Mr. Wellstein.
Ayes: (5). Nays: (0).

Ms. Williams nominated Mr. Vela to be Vice-Chairperson. Seconded by Mr. Wellstein.
Ayes: (5). Nays: (0).

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the December 8, 2022 meeting as written. Seconded by Mayor Mackin. Ayes: Bade, Mackin, and Williams (3). Nays: (0). Abstain: Vela and Wellstein (2).

ADMINISTRATOR'S REPORT

Mr. Walters noted that Agenda items #11 and #12 have been removed from the Agenda by the applicant, and that they will be discussed tonight under Other Business. He added that the (4) proposed Public Hearings are currently scheduled after the March Planning & Zoning Committee meeting, which is a little out of order process-wise.

Preliminary Plat Extension Hawthorne Subdivision

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

Feller Finch and Associates, Inc.
1683 Woodlands Drive, P.O. Box 68
Maumee, Ohio 43537

REQUEST

Chapter 1295.06(i) – Preliminary Plat Extension

PROPERTY LOCATION & DESCRIPTION

The overall Hawthorne Subdivision is proposed to consist of 242 lots and is located south of Coe Court, north of Roachton Road, and is immediately west of the CSX railroad tracks. The subject property (107.8 acres) is currently zoned R-3 (Single Family Residential) and S-1 (Scenic and Open Space).

BACKGROUND

On July 25, 2013 the Planning Commission approved the Preliminary Plat for the Hawthorne Subdivision.

On December 19, 2014 the Planning Commission approved the Final Plat for Hawthorne Plat 1 which consisted of 30 lots.

On March 26, 2015 the Planning Commission approved the Final Plat for Hawthorne Plat 2 which consisted of 28 lots.

On November 19, 2015 the Planning Commission approved the Final Plat for Hawthorne Plat 3 which consisted of 25 lots (reduced from 27).

On July 30, 2015 the Planning Commission extended the Preliminary Plat approval for Hawthorne Subdivision until July 30, 2016. The applicant submitted the renewal request prior to the expiration date.

On February 23, 2017 the Planning Commission extended the Preliminary Plat approval for Hawthorne Subdivision until February 23, 2019.

On October 26, 2017 the Planning Commission approved the Final Plat for Hawthorne Plat 4 which consisted of 20 lots.

On December 13, 2018 the Planning Commission approved the Final Plat for Hawthorne Plat 5 which consisted of 27 lots.

On February 28, 2019 the Planning Commission extended the Preliminary Plat approval for Hawthorne Subdivision until February 28, 2021

On April 15, 2021 the Planning Commission approved the Final Plat for Hawthorne Plat 7 which consists of 20 lots.

ANALYSIS

The Code requires a minimum lot area of 11,600 S.F. for R-3 Zoning. All proposed lots currently meet or exceed the minimum lot size.

The subject property shall be subject to Chapter 1295 – Subdivision Regulations.

Preliminary Plat approval shall be effective for a maximum period of twenty-four (24) months unless, upon application of the Developer, the Planning Commission grants an extension. If the Final Plat has not been recorded within this time limit, the Preliminary Plat must again be submitted to the Planning Commission for approval.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the Preliminary Plat extension for Hawthorne Subdivision which shall be valid until January 26, 2025.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary Plat Extension for Hawthorne Subdivision. Developer Mark Rich was present.

Ms. Williams made a motion to approve the Preliminary Plat Extension for Hawthorne Subdivision, which shall be valid until January 26, 2025. Seconded by Mr. Bade.
Ayes: (5). Nays: (0)

Preliminary Plat Extension Canterbury Subdivision

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

Feller Finch and Associates, Inc.
1683 Woodlands Drive, P.O. Box 68
Maumee, Ohio 43537

REQUEST

Chapter 1295.01 – Preliminary Plat
Chapter 1295.06(i) – Tentative Approval Time Limit: Plat Resubmission

PROPERTY LOCATION & DESCRIPTION

The Villages at Canterbury is a proposed Subdivision consisting of 453 lots located at the southeast corner of Roachton Road and Hull Prairie Road. It is bordered to the east by the CSX railroad tracks. The subject property is currently zoned R-4 (Single Family Residential) and is comprised of approximately 222.85 acres.

BACKGROUND

On June 3, 2011, the annexation into the City of Perrysburg was completed.

On October 4, 2011, permanent zoning of R-4 (Single Family Residential) was approved by City Council.

On June 28, 2012, Planning Commission considered a Preliminary Plat request for The Villages at Canterbury. During the review, issues related to drainage, right-of-way, easements, and open space were identified and the Planning Commission tabled the issue until these issues could be resolved / further explored.

On July 26, 2012, Planning Commission un-tabled the Preliminary Plat request for The Villages at Canterbury and was presented with a revised Preliminary Plat drawing, which addressed the issues from the previous meeting. At this meeting a Preliminary Plat was approved by the Planning Commission subject to the comments and recommendations included in the report.

On July 31, 2014, Planning Commission provided a Preliminary Plat extension. Dr. Rich has again applied for a Preliminary Plat extension per Chapter 1295.06(i) to renew the approval that was originally granted on July 26, 2012 and last renewed on July 31, 2014.

In 2015, Perrysburg Schools announced that they are under contract to purchase approximately 18 acres (800' N-S, by 960' E-W) of land in the northwest corner of this subdivision area, shown on the plat as "excepted area". The proposed sale of this land to the schools resulted in the loss of approximately 18 acres from the original Preliminary Plat.

On February 4, 2016, Mr. Rich applied for new Preliminary Plat approval that excluded the 18 acres that was acquired by Perrysburg Schools. The Planning Commission voted 6-0 to approve the requested Preliminary Plat.

February 23, 2017, The Planning Commission approved a Preliminary Plat extension to allow the for the Preliminary Plat approval to be extended until February 23, 2019.

January 31, 2019, in preparation for the expiration of the Preliminary Plat, Mr. Rich has applied for an extension to the Preliminary Plat for the Subdivision.

On February 28, 2019 the Planning Commission extended the Preliminary Plat approval for The Villages at Canterbury Subdivision until February 28, 2021

On February 25, 2021 the Planning Commission extended the Preliminary Plat approval for The Villages at Canterbury Subdivision until February 25, 2023

ANALYSIS

The Code provides for a minimum lot area of 9,500 S.F. for R-4 Zoning. All proposed lots currently meet or exceed the minimum lot size.

The following list is a timeline of development activity for this subdivision:

July 26, 2017 – Plat 1 was finalized and recorded (37 lots)

August 30, 2019 – Plat 2 was finalized and recorded (29 lots)

April 15, 2021 – Plat 3 was finalized and recorded (37 lots)

Preliminary Plat approval shall be effective for a maximum period of twelve (24) months unless, upon application of the Developer, the Planning Commission grants an extension. If the Final Plat has not been recorded within this time limit, the Preliminary Plat must again be submitted to the Planning Commission for approval.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the Preliminary Plat extension for the Villages at Canterbury Subdivision which shall be valid until January 26, 2025.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary Plat Extension for Canterbury Subdivision. Developer Mark Rich was present.

Ms. Williams made a motion to approve the Preliminary Plat Extension for Canterbury Subdivision, which shall be valid until January 26, 2025. Seconded by Mr. Bade.
Ayes: (5). Nays: (0).

Final Plat Riverford Plat 11

APPLICANT/OWNER/DEVELOPER

Schroeder Company
4668 Talmadge Rd.
Toledo, Ohio

The JDI Group
360 W. Dussel Dr.
Maumee, OH 43537

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

The subject property is located south of SR-64 along and is proposed to be a continuation of both Delaware Drive and Chippewa Lane to the north, within the existing Riverford Subdivision.

The proposed Plat 11 consists of 28 lots on approximately 16.871 acres. The land was recently rezoned from A-1 (Agricultural) to R-3 (Single Family Residential).

BACKGROUND

Final Plat 1 was approved while still in Perrysburg Township prior to annexation. The remaining plats were approved per the following:

- Plat 2: December 3, 1992
- Plat 3: May 25, 1995
- Plat 4: June 25, 1998
- Plat 5: August 19, 2004
- Plat 6: August 28, 2014

This Preliminary Plat was previously approved on August 26, 2021 and remains active.

ANALYSIS

The plat layout for Plat 11 is compliant with the Preliminary Plat that is currently active for this area. The number of lots, street layout and arrangement of lots is generally the same as originally proposed within the subdivision Preliminary Plat.

- Minimum lot width is 90’.
- Ch. 1295.05(a)(6)(G) - Lots shall not have a depth of less than 120’.
- Sidewalks shall be 5’ wide.
- Crosswalks to be provided where blocks exceed 900’ in length.
- All streetlights are now required to be LED rather than HPS (5 total).
- Ch. 1295.05(a)(6)(D) - All lots shall be designed to provide desirable building sites. A larger lot size may be required in particular cases in order to meet the desirable requirements for a subdivided area. **The applicant’s own design**

and layout of lots in this Preliminary Plat shall not be justification for future variance requests due to being unable to meet setback requirements for the proposed residential unit.

- A land appraisal will need to be provided for calculation of the Open Space Fee. The developer will be required to provide payment for the “before developed” appraised fair market value of seven and one-half percent (7.5%) of the land in the subdivision immediately prior to its development, plus one hundred dollars (\$100.00) per recorded lot in the final plat. Such deposit shall be allocated for acquisition and improvement of open space and recreational lands and may be expended only for such purposes at the discretion of the City.

Open space requirement = There are three ways to satisfy the open space requirement for subdivision development. The first option is to provide 5% of the area of the subdivision as open space (cannot include detention/retention areas). The second option is to provide a cash in-lieu payment in an amount equal to 7.5% of the value of the undeveloped land and the third option is to dedicate an equivalent amount of land (5%) elsewhere in the city. Per the layout of this plat the developers will be required to provide a payment for 7.5% of the value of the undeveloped land. A recent appraisal (within the last 2 years) will be required to determine the value of this property.

Per Chapter 1295.07(d), the following escrows and fees attached to this report shall be provided to the satisfaction of the city prior to releasing the signed copy of the final plat:

ESCROWS

Roadway & Pavement
Drainage
Erosion Control
Waterline
Sanitary Sewer
Sidewalks
Curb Ramps

PAYMENT ITEMS

Street Signs
Street Lights
Open Space Fee

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Riverford Plat 11 subject to the comments and recommendations in this report including the deposit of escrows, and payment of other fees as required.

Mr. Walters reviewed the above Staff Report regarding the Final Plat for Riverford Plat 11. Developer Ed Schroeder was present. There was a brief discussion about the ravine located within this plat and the possibility of future variance requests. Pete Allesee, 26741 Green Ville Drive, was present and asked about the rear yard setback for this plat, and Mr. Easterling confirmed that it is thirty-five (35) feet.

Mr. Wellstein made a motion to approve the Final Plat for Riverford Plat 11, subject to the comments and recommendations in this report including the deposit of escrows, and payment of other fees as required. Seconded by Mr. Vela. Ayes: (5). Nays: (0).

Assignment of Permanent Zoning

Schroeder/Rich Property

P60-100-601000043001, P60-100-601000001000

P60-100-601000002000, P60-100-601000003000

P60-100-601000004000, P60-100-601000043005

APPLICANT/OWNER/DEVELOPER

Mark Rich
29357 Simmons Road
Perrysburg, OH 43551

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 West River Road, just north of Riverford Drive. The assignment of zoning request pertains to a collection of 6 parcels that were previously owned by Ed Schroeder and have been recently purchased by Mark Rich. These parcels were recently annexed into the City of Perrysburg from Perrysburg Township (effective December 1, 2022). These parcels are currently identified as: P60-100-601000043001, P60-100-601000001000, P60-100-601000002000, P60-100-601000003000, P60-100-601000004000 and P60-100-601000043005. None of the parcels contain any significant structures but there is a gravel access road and parking area on one of the parcels.

This entire collection of parcels consists of approximately 38.29+/- acres of land.

BACKGROUND

Perrysburg City Council passed an ordinance to accept this annexation request from the previous owner (Schroeder) effectively transferring the property from Perrysburg Township to the City of Perrysburg on November 1, 2022 (effective on December 1, 2022).

ANALYSIS

Due to the proximity of the Maumee River and the associated floodplain it is recommended to split-zone the parcel to acknowledge the hazard area yet still allow for productive use of the balance of the land. Traditionally the city has zoned floodplain areas and other environmentally sensitive areas as S1 – Scenic and Open Space. S1 zoning is very restrictive and would generally prohibit a zoning permit from being issued for that portion of the property.

Preliminary information that has been provided by the applicant indicates that the floodplain area rises to a level of 590' of elevation above sea level. Although a stamped topographic survey has not been submitted yet, that information has been requested and will be forthcoming prior to any formal assignment of zoning by city council. There has also been discussion with the applicant regarding the "cut and fill" of the floodplain area which is permitted. A cut and fill scenario essentially involves deepening or removing fill material from the flood plain and depositing it elsewhere within the same flood plain, for a net zero effect. In this case, material could be removed near the river and redeposited on the southern portion of the property to elevate this portion of the property to a higher elevation which may possibly be above the 590' elevation mark.

Regarding the southern portion of the property that will have an elevation at or above the 590' mark, the land use plan indicated a use of Riverfront Conservation. This classification generally encourages the maintaining of the natural environment along the Maumee River and adding community amenities where appropriate. It is probably not reasonable or practical to apply generalization of the land use plan to all 38+ acres of this property, rather it could be acknowledged by recommending S1 zoning from all land below 590' of elevation and allowing the areas at or above 590' of elevation to accommodate a residential use that would be consistent with the majority of the land nearby. In the nearby areas that city has elected to zone the residential areas as R1 – Single Family Residential but after discussions with the applicant he has requested that the city consider A1 – Agricultural zoning in place of the R1. After reviewing the Land Use Chart of Chapter 1225.08 it appears that the only noticeable differences between these two choices is that A1 would permit a farm stand, kennel, plant cultivation and would allow specialized animal raising as a right instead of by special approval use. This would seem to make sense due to the applicant wanting to provide for single family housing and perhaps the raising or care of horses. There are other differences that are spelled out in the attached table from 1225.08 but most other differences seem like unrealistic options given the land and surroundings.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the assignment of permanent zoning of S1 (Scenic and Open Space) for the portion of the property found to be below 590' of elevation and A1 (Agricultural) for the portion of the property found to be at or above 590' of elevation. It is also condition of this recommendation that all necessary topographic information be provided to the Planning and Zoning office prior to the Public Hearing that is recommended to be scheduled per the below timeline.

Further, it is recommended that a Public Hearing be set before City Council for March 7, 2023 at 5:55 p.m.

Mr. Walters reviewed the above Staff Report regarding the Assignment of Permanent Zoning for Schroeder/Rich property located on the north side of River Road, just north of Riverford Drive, that includes (6) Parcels: P60-100-601000043001, P60-100-601000001000, P60-100-601000002000, P60-100-601000003000, P60-100-601000004000, and P60-100-601000043005. Developer Mark Rich was present, and added that he currently plans to have the land farmed, with the intention to live on it in the future. He added that he is in the process of combining the (6) parcels into one lot, and then parceling them out from there. There was a brief discussion about nearby A1 (Agricultural) and R1 (Single Family Residential) zoned properties. There was a discussion about the delineation of the 590' elevation on these parcels. Mr. Bade said that he thinks that the portion of the property found to be at or above 590' of elevation should be zoned R1 (Single Family Residential). There was a brief discussion about the campground use of the property, and Mr. Rich said that it will continue this use for 2023. Mr. Walters added that he has spoken with neighbors regarding this use, and that it may remain for the season as a legal non-conforming use.

Paul Brock was present, on behalf of his mother, Geraldine Brock at 27123 W. River Road. He added that her house is the first one to the east of these (6) parcels, and he briefly discussed litigation from the Ohio Supreme Court related to the swale on her property.

Cathy Clark, 26895 Riverford Drive, was present and said that she agrees with Dave Kienzle's letter, and asked about the number of homes that are permitted in A1 (Agricultural) zoning versus R1 (Single Family Residential) zoning. Mr. Walters noted that the difference is the function of lot width between the two zoning districts, and Ms. Williams referenced Chapter 1215.02(180) - Specialized Domestic Animal Raising and Care.

Mr. Walters read a letter into the record from Dave Kienzle, 28321 W. River Road, in his absence proposing R1 (Single Family Residential) zoning instead of A1 (Agricultural) as recommended; a copy of which is attached hereto and made a part of these minutes. Mr. Walters read a letter into the record from Jim Seibold, 27149 W. River Road, in his absence that was specific to the significance of the flood plain behind their homes; a copy of which is attached hereto and made a part of these minutes.

Mr. Walters noted that he is not convinced that A1 (Agricultural) zoning is detrimental to a portion of these (6) parcels. There was a brief discussion about a topographic survey of the property, and Mr. Easterling clarified that this information will have to be submitted to FEMA as well.

Scott Libbe, 28301 W. River Road, was present and added that he has a number of concerns with regards to this process. He said that he is in favor of R1 (Single Family Residential) zoning instead of A1 (Agricultural), and noted the importance of identifying

where 590' is located on the property with regards to S1 (Scenic and Open Space) zoning. He said that he is also concerned with the potential for specialized animal raising. Mr. Walters clarified that the 590' delineation will be confirmed with a survey by the City Council meeting on March 21, 2023.

Mr. Walters noted that the city has a valid interest in assigning the zoning of this property, and that there is a very rigid timeline following annexation. He added that this property was zoned Agricultural in Perrysburg Township.

Marv Himmelein, 28315 W. River Road, was present and referred to the 590' elevation, and asked if there would be a setback considered for this property. He also asked if R1 (Single Family Residential) zoning and S1 (Scenic and Open Space) zoning are appropriate today.

Susan Nelson, 26879 Riverford Drive, was present and said that she is requesting R1 (Single Family Residential) zoning instead of A1 (Agricultural), and added that she is not in favor of specialized animal raising.

Mr. Walters clarified the anticipated timeline of the Assignment of Permanent Zoning process, and noted that Planning Commission will make a recommendation tonight that will then go to the Planning & Zoning Committee of Council on March 1, 2023, and then a Public Hearing on March 7, 2023. He added that City Council will make a final decision on March 21, 2023.

Mr. Wellstein made a motion to recommend S1 (Scenic and Open Space) for the portion of the property found to be below 590' of elevation, and R1 (Single Family Residential) for the portion of the property found to be at or above 590' of elevation for (6) parcels located on the north side of River Road, just north of Riverford Drive: Parcels P60-100-601000043001, P60-100-601000001000, P60-100-601000002000, P60-100-601000003000, P60-100-601000004000, and P60-100-601000043005, and that a Public Hearing be set for March 7, 2023 at 5:55 p.m. Seconded by Mr. Bade.
Ayes: (5). Nays: (0).

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

APPLICANT/OWNER/DEVELOPER

Mark Shambarger
Coger/Shambarger Architect, Inc.
4427 Talmadge Road, Suite H
Toledo, OH 43623

Gretchen von Seggern

Andy Lesniewicz
Karuna House
119 W. Second Street
Perrysburg, OH 43551

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 and add an addition onto the rear of the building. This property was reviewed and approved for a Preliminary and Final Site Plan in September 2022.

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 C-2 (Central Business) zoning district does not require parking and therefore landscape islands are not required as this parcel has no parking.

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 – A photometric plan was not submitted for this review.

Building Materials and Elevations – The new building addition appears to be comprised of wood and stone, while the existing structure is shown to retain the existing sheet metal. Each façade shows wood siding no longer exceeding 50%, the total wood shown on the building would total 36%. The stacked stone would equal approximately 25% and the rest of the building would be metal siding. The metal paneling is shown to remain on the portion of the building that is not to be torn down. Metal paneling is not a permissible material in C-2 zoning districts.

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. Please note that any screening placed around the receptacles must open completely on private property.

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 conditions:

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.
2. The details regarding the existing metal paneling are discussed and determined by the Planning Commission to remain or to be replaced.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary & Final Site Plan for Karuna House at 217 W. Third Street. Gretchen von Seggern, Karuna House, Mark Shambarger, Cogger/Shambarger Architect, and General Contractor, Paul Avery, were present. The Commission briefly discussed the recommendations related to the trash receptacles, lighting, and the existing building materials. Mr. Easterling confirmed that the new building materials are a mixture of wood and stone.

Mr. Bade made a motion to grant conditional approval of the Preliminary & Final Site Plan for Karuna House at 217 W. Third Street with the following conditions:

- (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.
- (2) The details regarding the existing metal paneling are to remain.
- (3) Submit a lighting detail plan.

Seconded by Mr. Wellstein. Ayes: (5). Nays: (0).

Code Amendment – Chapter 1250.41 Storage of Recreational Equipment or Trailers

APPLICANT/OWNER/DEVELOPER

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

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1250.41 – Storage of Recreational Equipment or Trailers

DESCRIPTION

The proposed Code Amendment to Chapter 1250.41 would clean up conflicting code language between Chapter 1250.02(l) and 1250.02(m) in regard to parking in front and side yards.

The proposed Code Amendment would add further clarification to how and where RV's, boats, and trailers are stored and the uses associated with them. Many of these changes have been brought on by ongoing complaints and zoning issues over the past few years.

ANALYSIS

Existing Code Language

1250.41 STORAGE OF RECREATIONAL EQUIPMENT OR TRAILERS

(a) The parking or storage of any recreational equipment or trailer in any residential district shall be subject to the following:

- (1) Permitted between April 1st and October 31st of each calendar year in any yard, provided that the vehicle is not closer than five (5) feet to any lot line
- (2) Not permitted between November 1st and March 31st of each calendar year, except in a rear yard and then only if the vehicle is not closer than five (5) feet to any lot line.

1250.02 GENERAL PARKING REQUIREMENTS

(l) Parking in residential districts shall not be permitted in any required front yard area or in the street side yard area of a corner lot except in a driveway or a defined parking area.

(m) Required off-street parking for single-family dwellings may be provided in a stacking configuration in a driveway or garage or combination thereof. Lawn areas shall not be used for off-street parking with the exception of recreational vehicles and equipment in a rear yard.

Proposed Code Language

1250.41 STORAGE OF RECREATIONAL EQUIPMENT OR TRAILERS

(a) The parking or storage of any recreational equipment or trailer in any residential district shall be subject to the following:

- (1) Permitted between April 1st and October 31st of each calendar year in a front or side yard on an impervious and dustless surface or in a rear yard, provided that the vehicle is not closer than five (5) feet to any lot line
- (2) Not permitted between November 1st and March 31st of each calendar year, except in a rear yard and then only if the vehicle is not closer than five (5) feet to any lot line.
- (3) No recreational vehicle shall be used for living, sleeping, or housekeeping purposes in any zoning district and shall not be connected to sewer, water or electrical service.

- (4) State license plates, where required, shall be current and properly displayed.
- (5) Storage of a recreational vehicle, boat or trailer shall not constitute or be a part of any business.
- (6) No more than one (1) recreational vehicle, boat or trailer shall be parked or stored on premises used as a single-family residence or used for residential purposes.
- (7) No recreational vehicle, boat or trailer that is in an inoperable condition, or that is not licensed, shall be permitted on any residential property for more than forty-eight (48) hours, unless it is an enclosed garage.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend to City Council approval of the proposed Code Amendment to Chapter 1250.41 (Storage of Recreational Equipment or Trailers) as presented in this report.

Further, it is recommended that a Public Hearing be set before City Council for March 7, 2023 at 6:20 P.M.

Mr. Easterling reviewed the above Staff Report regarding the Proposed Code Amendment to Chapter 1250.41 (Storage of Recreational Equipment or Trailers). Mayor Mackin confirmed that this language states that no more than one (1) recreational equipment or trailer is allowed per driveway. There was a brief discussion about the Proposed Code Language to Chapter 1250.41(a)(5) related to food storage. Mr. Walters clarified that this language prevents and/or clarifies the option to park the recreational equipment or trailers parallel to the street and partially in the grass.

Ms. Williams made a motion to recommend approval of the Proposed Code Amendment to Chapter 1250.41 (Storage of Recreational Equipment or Trailers) as submitted, and that a Public Hearing be set for March 7, 2023 at 6:20 p.m. Seconded by Mr. Bade.
Ayes: Bade, Mackin, Wellstein, and Williams (4). Nays: Vela (1).

Rezoning Request

***I-2 (General Industrial) to C-4 (Highway Commercial)
545 W. Boundary Street (Parcel Q61-000-902305012000)***

APPLICANT/OWNER/DEVELOPER

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

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located at the northeast portion of the intersection of W. Boundary Street and Sixth Street and is bordered on the north by the CSX railroad line. This parcel is currently zoned I2 (General Industrial) and the applicant is hereby requesting a rezoning of the property from I2 to C4 (Highway Commercial).

Adjacent zoning:

1. North: I2 – Master Chemical
2. East: I2/R3 – Industrial and Single Family
3. South: R3/OS – Single Family and Dr. Dove Dentistry
4. West: INS/I2 – Fort Meigs Cemetery and Next Wave Automation manufacturing

The area of this property is approximately 0.50 acres and does not currently contain any structures.

BACKGROUND

The history of this property's zoning is not entirely clear but from reviewing previous copies of the City's zoning maps it appears that since at least 1999 (and most likely much longer) this property has existed in the City as I2 (General Industrial).

This specific property was a focus area of the City's new Land Use Plan that was adopted by City Council. The plan identified this portion of the city as a specific area of interest due to the seemingly incompatible industrial land use as it relates to the surrounding residential uses.

ANALYSIS

The Land Use Plan states that this area on the south side of the railroad tracks presents an excellent opportunity to increase residential capacity and perhaps the most efficient route would be to add multi-family housing units in this location with parking being focused between the rail line and the building. The plan also acknowledges that a portion of the neighboring property could be utilized for open space and a concept such as this could heavily increase property values and the overall quality of life for the adjacent neighborhood. A stated goal of the plan is to eliminate industrial/manufacturing uses from the important historic neighborhood that currently surrounds the site in question.

Furthermore, the plan is highly supportive of a mixed-use style of development for this parcel as well as the series of parcels to the east. It is believed that the specific parcel in this application could be used for a commercial use that would serve the local neighborhood and begin to transition the land use back into the residential type use that currently surrounds it. Also, when looking at this specific property along with the neighboring parcels it could make for a well-positioned Planned Unit Development (PUD) that could facilitate a more creative use of the land for a mixed-use scenario where commercial uses encroach to the east when creatively combined with missing residential options.

Overall, the specific plan calls for this area to be “medium density residential” which can be comprised of attached single family, detached single family and both public and semi-public spaces. It would not be inconsistent with the plan to provide intentionally integrated commercial uses in a mixed-use layout, especially along W. Boundary Street to better serve new and existing residential.

Per Ch. 1220.03, I2 - General Industrial is typically an area for manufacturing and industrial uses, by where they will have access to necessary services and facilities and minimize the obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects are located in light industrial areas. More intensive industrial uses, which may have wide-reaching environmental effects, are located in general industrial areas. General industrial is more specifically defined as areas which, because of their access to transportation and community services and relative isolation from other uses, provide good sites for most types of industry. Industries are limited to the types which would have little detrimental effect upon surrounding development.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **I2**.

Kennels (SAU)

Agriculture, Construction, Semi-Truck Sales/Service

Automotive Repair – General

Automotive Sales or Lease for New and Used Vehicles – Outdoors **(SAU)**

Commercial Semi-Truck Sales and Service

Gym/Fitness Facility (<10,000 GSF) **(SAU)**

Gym/Fitness Facility (>10,000 GSF) **(SAU)**

Massage Establishment **(SAU)**

Printing

Recreational Vehicles/Equipment Outdoor Sales **(SAU)**

Sale and Storage of Building Materials

Self-Service Storage

Sexually Oriented Business **(SAU)**

Nursery / Green House

Medical Urgent Care Facility

Accessory Use

Essential Services
 Institutional Use **(SAU)**
 Non-Commercial Recreation Facilities **(SAU)**
 Public Service Facility
 Public/Private Utility
 Wireless Telecommunication Facility **(SAU)**
 Auto & Metal Salvage, Junk Yards **(SAU)**
 Excavation of Sand, Gravel, Clay, Stone and Topsoil **(SAU)**
 Food Processing
 Laboratories
 Manufacturing, Sale/Storage Building Materials
 Manufacturing: General
 Manufacturing: Light
 Oil and Gas Wells **(SAU)**
 Outside Storage **(SAU)**
 Publishing
 Research and Testing
 Transport and Trucking **(SAU)**
 Warehousing
 Wholesale Business
 Wind Generator (turbine) **(SAU)**

Per Ch. 1220.03, C4 – Highway Commercial zoning is typically defined as “areas fronting on major highways and utilized for all types of businesses, especially those that serve the traveling motorist and patrons throughout the community.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **C4**.

Animal Services (outdoor)
 Animal Services (indoor)
 Automotive Oil and Lube Service Facilities
 Automotive Repair – General **(SAU)**
 Automotive Repair – Light
 Automotive Sales or Lease for New and Used Vehicles Outdoors **(SAU)**
 Auto Wash **(SAU)**
 Carry-Outs / Other Business, Alcoholic Beverages **(SAU)**
 Commercial Schools
 Drive-in Commercial Uses
 Entertainment and Spectator Sport Facilities
 Grocery Stores
 Gym/Fitness Facility
 Motels and hotels
 Neighborhood Business less than 10,000 SF
 Personal Services
 Printing

Restaurant Carry-Out only
Restaurant Drive In
Restaurant Fast Food
Restaurant Outdoor Café (SAU)
Restaurant Full Service
Retail Business less than 60,000 GSF
Retail Business more than 60,000 GSF (SAU)
Sale and Storage of Building Materials (SAU)
Self-Service Storage (SAU)
Service Station
Shopping Center
Hospitality Facilities (SAU)
Transient Habitation (SAU)
Repair Services, Consumer
Nursery / Green House
Medical Offices
Medical Urgent Care Facilities
Accessory
Child Day Care Centers (SAU)
Club, Lodges, Fraternal and Civic Assembly
Essential Services
Mortuaries / Funeral Homes (SAU)
Part-Time Child Day Care Centers (SAU)
Public and Private Schools (SAU)
Public Service Facility
Public/Private Utility
Wireless Telecommunication Facility (SAU)
Wholesale Business

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the Rezoning Request from I2 (General Industrial) to C4 (Highway Commercial) for 545 W. Boundary Street (Parcel Q61-000-902305012000).

Further, it is recommended that a Public Hearing be set before City Council for March 7, 2023 at 6:10 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from I2 (General Industrial) to C4 (Highway Commercial) for 545 W. Boundary Street (Parcel Q61-000-902305012000). Bob Mauer, Mauer Rentals LLC, was present and said that he has no objections to the proposed C4 (Highway Commercial) zoning of this parcel. He added that half of an acre may not be substantial for future a C4 (Highway Commercial)

development, and Mr. Easterling noted that he could request a lot split/combo to increase the acreage for a future use on this parcel.

Juan Artiaga, 410 W. Sixth Street, was present and clarified the location of this parcel.

Jim Mills, Master Chemical, was present and said that there is generally a buffer between industrial and residential zoning. He added that currently there are no residential complaints with regards to Master Chemical

Ms. Williams made a motion to recommend approval of the Rezoning Request from I2 (General Industrial) to C4 (Highway Commercial) for 545 W. Boundary Street (Parcel Q61-000-902305012000) as submitted, and that a Public Hearing be set for March 7, 2023 at 6:10 p.m. Seconded by Mr. Bade. Ayes: (5). Nays: (0).

Rezoning Request

***I-2 (General Industrial) to RM (Multiple Family Residential)
525 W. Sixth Street (Parcel Q61-000-902305017000), and
(4) additional Parcels: Q61-000-902305013000,
Q61-000-902305014000, Q61-000-902305015000, and
Q61-000-902305016000***

APPLICANT/OWNER/DEVELOPER

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

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located at the northeast portion of the intersection of W. Sixth Street and Mulberry Street, and is bordered on the north by the CSX railroad line. This parcel is currently zoned I2 (General Industrial) and the applicant is hereby requesting a rezoning of the property from I2 (General Industrial) to RM (Multiple Family Residential).

Adjacent zoning:

1. North: I2 – Master Chemical
2. East: R3 –Single Family
3. South: R3 – Single Family
4. West: INS/I2 – Fort Meigs Cemetery and Next Wave Automation manufacturing

The area of these five (5) parcels combined is approximately 6.56 acres and currently contains a large industrial building and associated office space. According to Auditor's records the building was constructed in 1922 and remodeled in 1979. The former operating business was known as American Steel Treating.

BACKGROUND

The history of these property's zoning is not entirely clear but from reviewing previous copies of the City's zoning maps it appears that since at least 1999 (and most likely much longer) this property has existed in the City as I2 – General Industrial.

These specific properties were a focus area of the City's new Land Use Plan that was adopted by City Council. The plan identified this portion of the city as a specific area of interest due to the seemingly incompatible industrial land use as it relates to the surrounding residential uses.

ANALYSIS

The Land Use Plan states that this area on the south side of the railroad tracks presents an excellent opportunity to increase residential capacity and perhaps the most efficient route would be to add multi-family housing units in this location with parking being focused between the rail line and the building. The plan also acknowledges that a portion of the neighboring property could be utilized for open space and a concept such as this could heavily increase property values and the overall quality of life for the adjacent neighborhood. A stated goal of the plan is to eliminate industrial/manufacturing uses from the important historic neighborhood that currently surrounds the site in question. Furthermore, the plan is highly supportive of a mixed-use style of development which may be best suited for the western portion of this site as to allow for the transition of the uses back into the existing residential area. It is believed that some portion of these parcels could be used for a commercial use that would serve the local neighborhood and begin to transition the land use back into the residential type use that currently surrounds it. Also, when looking at this specific property along with the neighboring parcels it could make for a well-positioned Planned Unit Development (PUD) that could facilitate a more creative use of the land for a mixed-use scenario where commercial uses encroach to the east when creatively combined with missing residential options.

Overall, the specific plan calls for this area to be "medium density residential" which can be comprised of attached single family, detached single family and both public and semi-public spaces. It would not be inconsistent with the plan to provide intentionally integrated commercial uses in a mixed-use layout, especially along W. Boundary Street to better serve new and existing residential.

Per Ch. 1220.03, I2 - General Industrial is typically an area for manufacturing and industrial uses, by where they will have access to necessary services and facilities and

minimize the obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects are located in light industrial areas. More intensive industrial uses, which may have wide-reaching environmental effects, are located in general industrial areas. General industrial is more specifically defined as areas which, because of their access to transportation and community services and relative isolation from other uses, provide good sites for most types of industry. Industries are limited to the types which would have little detrimental effect upon surrounding development.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within I2.

Kennels (SAU)

Agriculture, Construction, Semi-Truck Sales/Service

Automotive Repair – General

Automotive Sales or Lease for New and Used Vehicles – Outdoors **(SAU)**

Commercial Semi-Truck Sales and Service

Gym/Fitness Facility (<10,000 GSF) **(SAU)**

Gym/Fitness Facility (>10,000 GSF) **(SAU)**

Massage Establishment **(SAU)**

Printing

Recreational Vehicles/Equipment Outdoor Sales **(SAU)**

Sale and Storage of Building Materials

Self-Service Storage

Sexually Oriented Business **(SAU)**

Nursery / Green House

Medical Urgent Care Facility

Accessory Use

Essential Services

Institutional Use **(SAU)**

Non-Commercial Recreation Facilities **(SAU)**

Public Service Facility

Public/Private Utility

Wireless Telecommunication Facility **(SAU)**

Auto & Metal Salvage, Junk Yards **(SAU)**

Excavation of Sand, Gravel, Clay, Stone and Topsoil **(SAU)**

Food Processing

Laboratories

Manufacturing, Sale/Storage Building Materials

Manufacturing: General

Manufacturing: Light

Oil and Gas Wells **(SAU)**

Outside Storage **(SAU)**

Publishing

Research and Testing

Transport and Trucking **(SAU)**

Warehousing

Wholesale Business
Wind Generator (turbine) **(SAU)**

Per Ch. 1220.03, RM – Multiple Family Residential zoning is defined as “areas intended to provide for multiple-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **RM**.

One family dwelling
Two family dwelling
Multiple family dwelling
Assisted Living Units
Rooming Houses **(SAU)**
Accessory Uses
Child Day Care Centers **(SAU)**
Convalescent and Nursing Homes **(SAU)**
Essential Services
Non-Commercial Recreational Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the Rezoning Request from I2 (General Industrial) to RM (Multiple Family Residential) for the (5) subject parcels at 525 W. Sixth Street.

Further, it is recommended that a Public Hearing be set before City Council for March 7, 2023 at 6:00 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from I2 (General Industrial) to RM (Multiple Family Residential) for the (5) subject parcels at 525 W. Sixth Street. Bob Mauer, Mauer Rentals LLC, was present and said that he recently purchased the property.

Juan Artiaga, 410 W. Sixth Street, was present and said that he disagrees with the rezoning of this property as requested. He asked about the RM zoning, and Mr. Easterling said that the goal for the property would be a mixed-use development.

Tim Hahn, 544 W. Sixth Street, was present and asked if there would be height restrictions with a proposed development. Mr. Walters noted that setbacks are required

to be met. Mr. Hahn added that the rezoning as proposed sounds like a lot of traffic, and that he would prefer R3 (Single Family Residential) zoning. Mr. Walters clarified that the city would prefer to honor the Land Use Plan to identify the “missing middle” and Mr. Easterling added that creating buffers is also preferred.

Mr. Mauer added that he bought this property with the intention to leave the property as an industrial use as it exists today for distribution and warehouse needs. He said that there is a lot to consider, and that he objects to the proposed rezoning request to RM (Multiple Family Residential). Ms. Williams noted the complaints and concerns from residents near the former American Steel Treating property with regards to an odor, and ashes left behind on their cars. Mr. Mauer said that he is in the process of removing everything from the building now, and that so far, they have not found anything hazardous. He added that this property should remain zoned I2 (General Industrial).

Marc Manuszak, 437 W. Sixth Street, was present and said that he would prefer Single Family Residential zoning, instead of RM (Multiple Family Residential) zoning as proposed. He added that he is in favor of leaving the zoning as I2 (General Industrial), and that he is not in favor of extra congestion in the neighborhood.

Mr. Walters noted that the final product for this property is outlined in the Land Use Plan, and that the city encourages proactive decisions while they try to look at the entire picture. Mayor Mackin referenced the Land Use Plan, and added that an industrial use is not ideal in residential zoning. He added that he is concerned with the future development and future owners of this property. Mr. Easterling said that it is important to understand the Land Use Plan so that the city can plan for the future. Mr. Walters encouraged any interested residents to stop by the Planning & Zoning office to view and further discuss the Land Use Plan. Ms. Williams reviewed I2 (General Industrial) uses versus RM (Multiple Family Residential) uses.

Anastasia Willey, 509 Mulberry Street, was present and stated that she has participated in the most recent Land Use Plan update since the beginning. She added that she is concerned with RM (Multiple Family Residential) zoning with regards to an apartment complex.

Mary Ann Fishbaugh, 441 W. Sixth Street, was present and added that she does not want industrial zoning at this location ever again. She said that there was a smell and particles in the air, and that she’s concerned with what is in the ground. Ms. Fishbaugh noted that the trucks did not follow the commercial route to this location, and she added that she would like a greenspace or a permanent park in the neighborhood.

Emily Freeman, 445 W. Sixth Street, was present and said that she is concerned with a demolished building.

Margaret Lecompte, 445 W. Fifth Street, was present and said that she is concerned with the business traffic route. She added that they have new sewer lines, and asked if they will be receiving new curbs. Mr. Walters clarified that questions related to sewer lines and curbs would need to be directed to our Stormwater Technician.

Sue & Paul Martin, 455 Mulberry Street, were present and said that the property owner should be allowed to utilize the parcels as they currently exist after purchasing the property. They noted that back in 2010 their property was approved for a rezoning to R3 (Single Family Residential), and that since then the zoning map has not been updated to reflect this change. Mr. Easterling said that he would look into that ordinance from 2010.

Mr. Bade said that he has concerns from a legal aspect, and that he cannot vote without legal representation. Mr. Vela said that he agrees with Mr. Bade, seeing as though the city is the applicant for this request. Mayor Mackin said that the Commission could table this request to acquire a legal opinion.

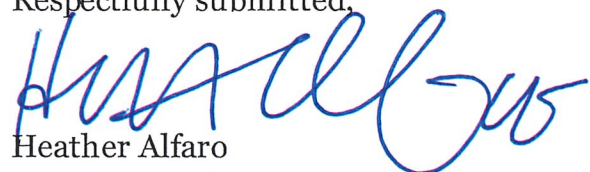
Ms. Williams made a motion to table the Rezoning Request from I2 (General Industrial) to RM (Multiple Family Residential) for the (5) subject parcels at 525 W. Sixth Street in order to gain a legal opinion regarding this request. Seconded by Mr. Bade. Ayes: (5). Nays: (0).

OTHER BUSINESS

Mr. Walters passed out Rezoning Request materials to the Commission for 24.3 acres on Parcel Q61-400-300000005000 (N. Dixie Highway). Mark Kopcienski, RHM Real Estate Group, and Brian McMahon, Danberry National Ltd., were present on behalf of this Preliminary Rezoning Request and Planned Unit Development (PUD). Ms. Williams asked why these (2) requests were removed from tonight's Agenda. Mr. Walters noted that the development as currently proposed does not meet the qualifications for a PUD. Mr. Kopcienski gave a presentation to the Commission on behalf of their Preliminary request, and the Commission briefly discussed this request as proposed. Mayor Mackin said that his proposed development along SR-25 is not consistent with the Land Use Plan. Mr. Bade agreed with Mr. Walters, adding that this plan is not an intended use for a PUD. Mr. Kopcienski said that they are not proposing senior living, that the buildings would be 3-units, and that they are looking for the best way to achieve multiple uses within this property. He added that they may schedule more time to meet with Mr. Walters and Mr. Easterling going forward based on tonight's discussion and feedback.

There being no further business, the meeting adjourned at 10:39 p.m.

Respectfully submitted,



Heather Alfaro

From: Dave Kienzle <dkienzle@kienzleco.com>

Sent: Wednesday, January 25, 2023 7:05 PM

To: Brody Walters <bwalters@ci.perrysburg.oh.us>

Cc: Marv Himmelein <mkhimmelein@gmail.com>; Libbe, Scott Wm. <scott.libbe@rlgbuilds.com>; parkerteam5@bex.net <parkerteam5@bex.net>; Susan Kienzle <skienzle@kienzleco.com>; Office Admin <officeadmin@kienzleco.com>; Jim Seibold <Jim@seiboldbaker.com>

Subject: Assignment of Permanent Zoning/Schroeder-Rich Property/It should be R-1, NOT A-1

Mr. Walters, please read this into the record at the hearing on the subject Permanent Zoning, thanks. Unfortunately, Susie and I are out of town.

My wife and I have lived at 28321 W River Rd. since June of 1982. We are close neighbors of the proposed property and have had to endure for many, many years the noise, headlights, smoke and trespassing on our property associated with the parking and camping taking place on the subject property every Spring. I believe under the name Schroder Farms. We look forward to the residential development of this property, which should end the camping and parking. However, we strongly disagree with the Staff Recommendation of zoning the portion of the property found to be at or above 590' elevation, A-1.

Like our property and the properties extending west from our Home and eventually abutting the subject property, **it should be zoned R-1**, not A-1.

First, because R-1 is consistent with its neighbors and adjacent neighborhoods.

Second because the buildable area of the proposed six (6) lots are clearly quite small in area, which is totally inconsistent with being used for "agricultural purposes".

Finally, "Permitted Uses" in A-1 include: 1) Farmer's Markets & Stands; 2) Kennels; 3) Plant Cultivation; and 4) Specialized Animal Raising. None of these "Permitted Uses" are compatible with the neighborhood nor the small size of the six proposed lots. Furthermore, I could not find where "Specialized Animal Raising" is a defined term in the City's Zoning Code. This makes it impossible to know the range of animals our new neighbors could be raising. This is an acceptable risk.

Our home and the homes stretching eastward from this development **are all downwind** from the subject property. With the floodplain below, there is very little which will impede noises and smells from this development reaching our homes, even with a light wind. With only a moderate wind, there are many a day when planes, particularly military, taking off from Toledo Express which sound like they are half a mile away, not the actual 20 miles away. The last thing we need as neighbors are the sounds and smells which typically emanate from a "kennel", from "specialized animal raising" or from "plant cultivation". We have River Hollow Farms immediately to the west, so stabling is very close by if the lot buyers have horses.

From: Jim Seibold <Jim@seiboldbaker.com>

Sent: Thursday, January 26, 2023 12:46 PM

To: Brody Walters <bwalters@ci.perrysburg.oh.us>; Bridgette Kabat <bkabat@ci.perrysburg.oh.us>; Libbe, Scott Wm. <scott.libbe@rlgbuilds.com>; Marv Himmelein <mkhimmelein@gmail.com>

Subject: additional flood plain concern

Brody, I apologize in advance for so many emails. Copying scott and Marv who have indicated they are attending the meeting.

One more issue I would like to understand before a decision is reached.

The flood plain serves a significant purpose behind our homes. The river is shallow so minor ice jams create major flooding. This flooding is quite unique I am attaching two images, one showing normal annual of the flood plain.

The other image shows ice jams... the lawn/grass area next to the ice is much higher than the flood plain, and water crested that level in 2019. Both warm weather water and winter ice jams routinely fill the flood plain and I understand the concept of "net zero", but I think that is likely more applicable to ordinary water flooding from a rainy period than it is to ice jams. The power and depth of the ice jams is impressive. You can see in the ice jam photo that the ice is approximately 10 feet deep across the entire flood plain. The ice typically moves above the water level and we do not want to have the ice jams going even higher do to the re contouring. I think this flood area is unique in terms of the volume of water and the volume of ice that regularly occurs do to these ice jams. This is in part why I strongly recommend leaving the whole flood plain as S 1... preferably with only minor regrading if needed. As you can see in the images, the amount of fill needed to get to a buildable level would be significant and likely would therefore have direct and negative impact on our property.

Thanks for your assistance.

JIM SEIBOLD

SEIBOLD + BAKER

122 WEST FRONT PERRYSBURG, OH 43551

419-874-1946 O

419-356-2293 C



