

PLANNING COMMISSION MEETING

March 30, 2023

The meeting was called to order at 7:00 p.m. by Chairman Andy Lorenz. Commission members present were Andy Lorenz, Mayor Mackin, Rob Vela, John Wellstein, Becky Williams, and Megan Wolfinger (6). Greg Bade was absent (1). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning & Zoning Administrator.

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the February 23, 2023 meeting as written. Seconded by Mr. Lorenz. Ayes: (6). Nays: (0).

ADMINISTRATOR'S REPORT

No report.

***Special Approval Use
Different Details
742 W. Boundary Street, Suite C***

APPLICANT/OWNER/DEVELOPER

Ron Durbin
Different Details
742 W. Boundary St. STE C
Perrysburg, OH 43551

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards
Chapter 1235.04(f) – SAU – Auto Repair General

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located in the west side of West Boundary between Eckel Road and Grogan Drive directly behind Coral Reef.

Property Size: 0.167 acres

Parcel: Q61-400-670401020000

Zoning: C-4 – Highway Commercial

BACKGROUND

Different Details would like permission to operate at the above-mentioned location. The applicant's business will provide steam cleaning, paint application, ceramic coating installations, and cosmetic repair.

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(f)

1. Repairs and service of inoperable auto and RV motor vehicles shall be conducted wholly within an enclosed structure permanently located on the lot

RECOMMENDATION

The Planning and Zoning Deputy Administrator has reviewed the application for Special Approval Use for Different Details located at 742 W. Boundary Street, Suite C. It has been found that the applicant has met the necessary requirements to be granted a Special Approval Use for an Auto Repair – General use at this location.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Different Details at 742 W. Boundary Street, Suite C. Ron Durbin, Different Details, was present on behalf of the application. Mr. Easterling stated that the purpose of the building is so Mr. Durbin can apply a ceramic coating on the vehicles that he services. Ms. Williams confirmed that the application of the coating is applied indoors, and Mr. Durbin said that he will only have (1) morning appointment and (1) afternoon appointment per day. Mr. Walters noted that there is a shared dumpster and shared parking on-site for other neighboring tenants and Mr. Durbin to use. Mr. Durbin confirmed that he already spoke with Storm Water Technician, Lauren Rush, related to the use of this business.

Mike Tyson, property owner at 721 W. Boundary, was present noting that he owns the duplex across the street. He stated that he is concerned with the potential for a tremendous amount of wind and the potential release of fumes associated with Different Details. Mr. Durbin confirmed that his business is not a traditional body shop and that there are no odors associated with the ceramic coating that he applies to the vehicles.

Ms. Williams made a motion to approve of the Special Approval Use for Different Details at 742 W. Boundary Street, Suite C. Seconded by Ms. Wolfinger. Ayes: (6). Nays: (0).

OTHER BUSINESS

Tom Hosler, Perrysburg Schools Superintendent, was present and provided the Planning Commission with a presentation and update regarding the growth in the school district, and how each school/building within the district has been impacted. He added that they are focusing on the year 2040 as a target for growth, and that they would like to move away from portable classrooms. There was a brief discussion about the schools that were built for expansion in the future, and Mr. Hosler confirmed that HPI is one of them, as it is built like a “W”. There was also a brief discussion about the financial impact that these updates will bring to the district.

Tim & Dana Farthing, Great Lakes Rental, and Lane Williamson, Eastman & Smith, were present on behalf of Great Lakes Rental at 674 W. Boundary Street. Mr. Williamson clarified that he and his clients are here tonight to receive guidance from the Planning

Commission regarding the definition of retail business in the C-4 (Highway Commercial) Zoning District. He added that retail could apply to a portion of the Great Lakes Rental business. Mr. Williamson noted that they hope to amend the code to fit the use of Great Lakes Rental into this zoning district, or go to the Board of Zoning Appeals for an appeal. Either way he noted that he would like to work through this issue with the Planning & Zoning Division staff. Mr. Farthing noted that their business is geared for homeowners and service needs, and added that their retail showroom features rakes and shovels, and that it leans towards a hardware store. The Commission briefly discussed the Land Use Plan, the commercial corridor, and an option for a Special Approval Use for Great Lakes Rental. Ms. Williams noted that she is concerned with the Corridor Overlay for this location, and added that outside storage is an issue. She asked if they checked the zoning use prior to their purchase of the property, and Mr. Farthing said that they had. Ms. Wolfinger and Mr. Vela said that they both support a Special Approval Use category for this use in the C-4 (Highway Commercial) Zoning District. Mr. Wellstein stated that he is concerned with the equipment in the front yard, and that he does not like the idea of creating a new category. He added noted that they have been trying to clean up the corridor overlay along SR-25. The Commission briefly discussed the restrictions within the corridor overlay and the possibility of a Special Approval Use distinction within the code for this type of business to operate. Mr. Walters asked the Planning Commission to email him to address their concerns and to provide specific conditions within the Special Approval Use category so that the Land Use Chart could be amended.

There being no further business, the meeting adjourned at 8:27 p.m.

Respectfully submitted,

Heather Alfaro