

PLANNING AND ZONING COMMITTEE

NOVEMBER 18, 2015

The meeting was called to order at 5:07 p.m. by Chairman Tim McCarthy. Committee members present were John Kevern, Jim Matuszak and Tim McCarthy. Also present was Brody Walters, Planning and Zoning Administrator.

APPOINTMENTS TO PLANNING COMMISSION AND BOARD OF ZONING APPEALS

Mr. McCarthy made a motion to go into Executive Session to discuss possible appointment of a public official. Mr. Kevern seconded and the Committee went into Executive Session at 5:07 p.m. The Committee returned from Executive Session at 5:22 p.m.

The Committee agreed 3-0 to recommend the appointment of John Wellstein to the Planning Commission and Greg Bade to the Board of Zoning Appeals.

SPECIAL APPROVAL USE – DOWNTOWN RESTROOMS

The special approval use for the downtown restrooms was the subject of a public hearing held before City Council on November 3rd. Mr. Walters explained that this use does not fit nicely into one category and the closest uses listed in 1235.04 are a public service facility and public/private utility. Mr. Walters said that it meets all the general criteria in 1235.02 and the specific criteria for both uses in 1235.04 except for the criteria that states no building shall be closer than 50' to any property or right of way line. However, since these restrooms will serve the public, it needs the visibility. Mr. McCarthy said since public service facility mentions offsite parking, loading, etc. he does not think it is a good fit. Mr. Walters read the definitions of public/private utility and public service facility. The Committee agreed that it is a better fit for 1235.04(jj) Public/Private Utility and agreed 3-0 to recommend approval of the Special Approval Use.

REZONING FROM R-4 TO INS (PERRYSBURG SCHOOLS)

This rezoning request was also the subject of a public hearing on November 3rd. Mr. Walters explained that the Perrysburg Schools have requested to rezone 18 acres at the southeast corner of Roachton and Hull Prairie Roads from R-4 (Single Family Residential) to INS (Institutional). This is the site of the proposed 5th and 6th grade school. Mr. Walters said that the lot does not exist at this point, and a legal description will be provided prior to City Council voting on legislation for the rezoning. The Committee discussed improvements that need to be made to the intersection of Roachton and Hull Prairie and the multiple jurisdictions involved. Mr. Matuszak asked if the rezoning could be contingent on the school being built at this location. Mr. Walters said he would have to defer to the Law Director, but he thinks that it could be considered contract zoning. He added that the preliminary site plan has been approved by the Planning Commission and the final site plan is on the December agenda. He said that Middleton Township and Perrysburg Township cannot stop the school from being built, their only participation would be in the intersection improvements. Mr. McCarthy said that he knows there are concerns about pedestrian traffic in that area. Mr. Walters said that the issue was discussed at the Planning Commission meeting, but we can only control connectivity within the City.

Greg Bade said that he was a part of the selection committee and when they looked at this site, they were told a roundabout was in the works. Mr. Walters said that he received the traffic study from Tetra Tech and they are recommending a standard roundabout with bypass lanes to be added in the future as needed. Mr. Walters noted that if for some reason this was not developed for a school, the developer has preliminary plat approval for single family residential for the site and would more than likely revert the property back to residential. Mr. McCarthy said that he believes that the Schools are committed to the site as there was a very comprehensive selection process. The Committee agreed 3-0 to recommend approval of the rezoning request.

SPECIALIZED ANIMAL RAISING

Mr. McCarthy explained that a request was recently received to allow chickens to be raised in the City. A similar request was received several years ago and it was reviewed by the Planning Commission and they did not move forward with a recommendation. Mr. Walters said that he is recommending to keep the Code as is. He said that in researching this subject he found that even the Ohio Revised Code language for townships, if there is no Code language specifically addressing it, prohibits chickens on parcels of an acre or less and parcels 1.1 to 5 acres are subject to zoning setbacks. Mr. Walters said that it is difficult to look at other communities because a lot of the language deals with exotic animals. However, there are three common themes regarding raising animals on agriculturally zoned property: the animals have to be 100' from any lot line, street or neighboring dwelling, there must be approved facilities – roofed and floored, and there must be adequate space. The Committee further discussed the issue and Mr. McCarthy stated that enforcement would be a problem. He said that he feels the matter should not be referred to the Planning Commission and will consider it closed.

OTHER BUSINESS

Mr. McCarthy reviewed the issue of non-compliant commercial properties making improvements without having to bring the property into full compliance with the Code that has in the past been referred to by the Committee as the Eckel Road Overlay. He said that he feels it is best to wait until after the first of the year to further discuss any proposed Code amendment relative to this subject.

There being no further business the meeting adjourned at 6:28 p.m.

Respectfully submitted,

Tim McCarthy, Chairman
Planning and Zoning Committee

Next meeting: Tuesday, December 16, 2015 at 5:30 p.m.

