

PLANNING AND ZONING COMMITTEE

OCTOBER 10, 2018

The meeting was called to order at 5:37 p.m. by Chairman Tim McCarthy. Committee members present were Tim McCarthy, Jonathan Smith, and Becky Williams. Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPOINTMENT TO PLANNING COMMISSION

Greg Bade was present to be considered for appointment to the Planning Commission. The Committee discussed Mr. Bade's prior service on various boards and commissions and agreed 3-0 to recommend approval of his appointment to the Planning Commission.

CITIZENS' CONCERNS

Wendy Parrish of 505 Elm Street was present to clarify her comments from last month's meeting regarding her neighbor's home being rented out on Airbnb. Ms. Parrish said that it is not a problem every weekend, but the activity level has ramped up the last year or two. She said the instances of 15-20 people at the home is only two or three times a year. She added that the property is not being marketed for larger parties, but the listing does say that you can do that for an additional fee.

Mr. Smith asked if this use fits the definition of a bed and breakfast. Mr. Walters said he reviewed it with the previous Law Director, and she did not feel it was a close enough match to a bed and breakfast. Mr. McCarthy said that we need a workable definition and then we can move on to whether it should be permitted, not permitted, or permitted with a Special Approval Use in each zoning district. Mr. McCarthy said that he believes this is a business use.

RIVERFORD REZONING A-1 TO R-3

Mr. Easterling stated that Ed Schroeder has requested that approximately 16.907 acres along the south side of West River Road, adjacent to 27024 West River Road, and just west of Riverford Drive be rezoned from A-1 (Agricultural) to R3 (Single Family Residential). If approved, Mr. Schroeder will move forward with platting for an extension of the Riverford Subdivision. The Planning Commission considered this request at their September 27, 2018 meeting, and recommended approval by a 4-0 vote. The public hearing will be held on November 6, 2018. Mr. Walters said that someone came to the Planning Commission meeting about the rezoning, and, although they may not like it, they said that they were aware that it would eventually happen, and it was fully disclosed to them. Mr. McCarthy said that it seems like a natural progression. Mr. Smith agreed that it seems to have been planned all along. The Committee agreed 3-0 to recommend approval of the rezoning request.

REZONING REQUEST – PBP TO I-2 – OHIO CAT

Mr. Walters stated that Ohio Cat has requested that five parcels totaling 39.4 acres on Eckel Junction Road near the railroad tracks be rezoned from PBP (Planned Business

Park) to I-2 (General Industrial). This request will be the subject of a public hearing before City Council on November 6, 2018. At their September 27, 2018 meeting, the Planning Commission agreed 4-0 to recommend approval of the rezoning request.

The property was zoned I-2 until 2010 when it was rezoned to PBP for a project that never materialized. Four of the parcels are owned by Robert Farley and the fifth parcel is owned by the City of Perrysburg. Successful rezoning and site plan approval are a condition of the purchase agreement between the current owner and Ohio Cat. CREADT (City Real Estate Acquisition and Disposal Team) has met and considered Ohio Cat's offer of \$1 for the City owned parcel which is land locked and has multiple easements. CREADT was not comfortable with the offer and are getting back to Ohio Cat to see if a deal can be worked out with a percentage off a future purchase in exchange for the property.

Mr. Walters added that in addition to Ohio Cat relocating from their present SR25 location, the site plan includes expansion of their operations with additional products and services including a rental service and a Peterbilt Truck Dealership. Mr. Walters stated that Mannik and Smith is working on the traffic study, and it should be completed within a couple of weeks. Ohio Cat would be responsible for a contribution to the SR25/Eckel Junction Road intersection improvements. Mr. Walters said that there is a weakness with the reimbursement formula for the intersection because it is based on the number of vehicles and does not take into account the weight of the vehicles. The site plan calls for the back half of the property to be #1 and #2 stone. Concerns were raised at the Planning Commission meeting about traffic and about the dust from the stone. Mr. Walters said that he was a little disappointed with the overall look of the site plan because it is utilitarian.

Mr. Smith said that he feels there would be less traffic with this use than if a Planned Business Park was constructed on the property. Mr. McCarthy asked if Ohio Cat was willing to work with the City to address any of the concerns raised regarding the site plan and the appearance of the site. Mr. Walters said that they have been consistent in that there are three sites they are considering, this is their plan, and, if they can't do what is shown, then this is not the site for them. Ms. Williams and Mr. McCarthy agreed they would like to see the traffic study before they could even consider supporting this request. Mr. Smith said he is interested in the traffic study, but he still thinks the I-2 zoning would be better than the traffic with a Planned Business Park. The Committee recommendation was 2-1 against the rezoning request, but a final recommendation will not be made until the traffic study is completed.

REZONING REQUEST 24859 N. DIXIE HIGHWAY I-2 TO C-4

Mr. Walters said that the public hearing for Ken's Flower Shop's rezoning request will also be held on November 6. They are requesting that the .97 acre parcel be rezoned from I-2 (General Industrial) to C-4 (Highway Commercial). The Planning Commission recommended approval by a 7-0 vote at their June 28, 2018 meeting. Mr. McCarthy said that this was previously discussed by the Committee and they saw no problems with the request. Mr. Smith asked if there had been any changes made, and Mr. Walters said there have been no changes. The Committee agreed 3-0 to recommend approval of the rezoning request.

P & Z BUDGET

Mr. Walters distributed a worksheet showing year to date expenditures for the Planning and Zoning Division. He said that the budget shows \$300,000 for Contracts – Inspections but there has been a change in the subdivision inspection process. The City will no longer be paying the bill; the developer will be paying it. He said that this is for new projects moving forward, so some funds will need to be left in for existing projects. The Committee recommended that this amount be dropped down to \$100,000. Mr. Walters noted that this account is a wash, so it will have no overall effect on the budget.

Mr. Smith said that the Cemetery Board has been discussing replacing the fence at the cemetery, and, since it is a gateway to the community on SR-25, he was hoping the City and Township would contribute to the cost. Mr. McCarthy said that the City should have an even stronger interest in this improvement since the property is in the City. Mr. Smith said that they are in the process of getting quotes, but he would like the proper Council committee to consider it. Mr. McCarthy said that it should probably be referred to the Finance Committee to explore funding resources.

OTHER BUSINESS

Ms. Williams reported that at the Recreation Committee meeting there was discussion about a possible dog park at Riverplace Shopping Center, and she wondered if it would be allowed in that zoning district. Mr. Walters said that the property is zoned C-3 (Community Shopping) and Parks and Recreational Facilities are not permitted in C-3 zoning.

There being no further business, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairman
Planning and Zoning Committee

Next meeting: Wednesday, November 14, 2018 at 5:30 p.m.