

PLANNING & ZONING COMMITTEE MEETING

JANUARY 16, 2013

The meeting was called to order by Chairman Tim McCarthy at 5:03 p.m. Committee members present were Joe Lawless, Tom Mackin and Tim McCarthy. Also present were acting Law Director Marty Aubry, Planning and Zoning Administrator Tom King, and Deputy Planning and Zoning Administrator Brody Walters.

HARBOR TOWN SENIOR HOUSING

Tim Gruber of Ridge Stone Builders and Pete Schwiegeraht of Miller Valentine were present seeking Council support regarding a 69 unit senior housing project proposed at Harbor Town Place. They are seeking financing from the Ohio Housing Finance Agency. Mr. Schwiegeraht said the Tax Credit Program is a very competitive process. Typically 130 applications are received and 30 projects are funded. Points are awarded based on a variety of items including community support, which is reflected in a letter of support from the Mayor or Council.

Mr. McCarthy asked if there are tenant restrictions for the proposed project. Mr. Schwiegeraht stated that residents must be 55 or older. Mr. Lawless asked if it is income based. Mr. Schwiegeraht said that residents must have incomes less than 60% of the area median income, which, for this area, is roughly \$30,000. He said that there are 2200 households that meet that definition within a three mile radius of Perrysburg. Mr. Mackin asked about the timing for their application. Mr. Schwiegeraht noted that the application is due February 21st.

There was discussion regarding the amount of senior, multi-family housing in the City and about the location of this proposed housing within the Economic Corridor. Mr. Gruber said that they have already received approval for this type of project under its UVO approval, and they are just looking for support with the application for financing. Mr. Lawless asked if they are going to move forward with this project if they do not get this financing. Mr. Schwiegeraht said that they would not, but if they score well they may try again next year. He invited Council members to visit their Sylvania location because it would be the same building.

The Committee agreed to schedule a special Committee meeting for 5:45 p.m. February 5th, prior to the City Council meeting, for Mr. Gruber and Mr. Schwiegeraht to give their presentation to City Council.

PROPOSED SIGN CODE AMENDMENT

Mr. King reported that the Planning Commission discussed the proposed Sign Code Amendment at its January 3rd meeting. The two major issues were the sunset date for non-conforming signs and the language regarding variances for signs. He said the Planning Commission was not comfortable with making a recommendation regarding the Sign Code Amendment without reviewing the language for the variance process.

Attorney Jerry Parker was present and expressed his concern with the language for the variance process limiting it to a 40% maximum. He said that would defeat the whole purpose and, with that limitation, you could not go from a 4' sign to a 6' sign. He added that if 40% is the maximum, people will ask for 40% even if they only need 10% or 30%.

Mr. McCarthy said the bigger picture is whether the Committee supports the variance process. The Committee agreed that it is in favor of a variance process. Mr. McCarthy said that he does not see the reason for the 40% maximum, as the Board of Zoning Appeals can determine the extent of any variance on a case-by-case basis. Mr. Mackin said that we should see if Mr. Beredo had some compelling reason for including it. Mr. King said he believes he was responding to Staff concerns to limit variances. Once a recommendation is made by the Planning Commission, a public hearing regarding the proposed Sign Code Amendment will be held before City Council.

SWIMMING POOL SETBACK CODE AMENDMENT

Mr. King stated that the Planning Commission voted to recommend that the setback for pools be changed from 20' to 15' from water's edge to any property line and that any pavement or structure surrounding the pool be at least 5' from the property line, which is consistent with the setback requirement for accessory structures. A public hearing will be held on February 19th and if the Committee is ready to take action, Council could vote on it that evening. The Committee had previously discussed this topic and they agreed 3-0 to recommend approval of the Code Amendment.

REZONING AND SPECIAL APPROVAL USES FOR 26525 FORT MEIGS COURT

Mr. King stated that the rezoning of 26525 Fort Meigs Court from R3 to R1 and Special Approval Use for two wind turbines is on the agenda for the January 31st Planning Commission meeting. Wind turbines are not allowed in R3 zoning, so that is why the applicant is requesting a change from R3 to R1. The rezoning request would also need Council approval.

There being no further business, the meeting adjourned at 6:29 p.m.

Next regular meeting date: Wednesday, February 20, 2013 at 5:00 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive style with a large, stylized 'T' and 'M'.

Tim McCarthy, Chairman
Planning & Zoning Committee