

## **PLANNING COMMISSION MEETING**

**DECEMBER 19, 2013**

The meeting was called to order at 7:00 p.m. by Chairman Greg Bade. Commission members present were: Greg Bade, Chris Carry, Byron Choka, Mayor Evans, and Seth Hudson. (5). Absent: Tom Forquer and Therese Witt (2). Also present was: Brody Walters, Planning and Zoning Administrator.

### **APPROVAL OF MINUTES FROM THE NOVEMBER 21, 2013 MEETING**

Mr. Choka moved to approve the minutes of the November 21, 2013 meeting as written. Mayor Evans seconded and they were unanimously approved.

### **ADMINISTRATOR'S REPORT**

Mr. Walters reported that as of today's date, he has one item for the January meeting.

#### ***Preliminary Plat Extension Sanctuary in the Woods Phase 3***

#### **APPLICANT**

Jeff H. Ruch, P.E.  
Engineers, Surveyors & Associates, LLC  
5353 Secor Road  
Toledo, Ohio 43623

#### **OWNER/DEVELOPER**

Retreat Associates, Inc.  
4331 Keystone Drive  
Maumee, OH 43537

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

### **PROPERTY LOCATION & DESCRIPTION**

Sanctuary in the Woods Phase 3 is an R-1 residential subdivision consisting of 109 lots on approximately 90.3 acres and is a continuation of the existing Sanctuary residential development. It is located north of Roachton Road, west of Hull Prairie Road, south of SR65.

### **BACKGROUND**

The Preliminary Plat was first approved December 4, 2003, and has been extended each year with the most recent request extending approval until November 30, 2013.

The application for extension was timely filed on November 19, 2013. This extension would be for one (1) year until December 19, 2014.

Plat 1, consisting of sixteen (16) lots, was finalized and recorded on January 6, 2004.

### **RECOMMENDATION**

The Planning and Zoning Administrator recommends that the Planning Commission grant a one-year extension to December 19, 2014 for the Preliminary Plat of Sanctuary in the Woods Phase 3.

Mr. Walters reviewed the above Staff Report. Greg Boudouris was present to represent the applicant. Doug Pratt, who owns property adjacent to this property, requested that a fence be installed between the two properties. Mr. Bade noted that this was a request for a preliminary plat extension. Mr. Walters stated that Mr. Pratt's request would be better suited for a Final Plat request.

Mayor Evans moved to approve a one year extension until December 19, 2014 for the Preliminary Plat of Sanctuary in the Woods Phase 3. Mr. Hudson seconded, and it was unanimously approved.

### ***Preliminary Plat Extension Sanctuary Phase 3***

### **APPLICANT**

Jeff H. Ruch, P.E.  
Engineers, Surveyors & Associates, LLC  
5353 Secor Road  
Toledo, Ohio 43623

### **OWNER/DEVELOPER**

Retreat Associates, Inc.  
4331 Keystone Drive  
Maumee, OH 43537

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

### **PROPERTY LOCATION & DESCRIPTION**

The Sanctuary Phase 3 is an R-1 residential subdivision consisting of approximately 98.44 acres and is a continuation of the existing Sanctuary residential development. It is located north of Roachton Road, west of Hull Prairie Road, south of SR65 and east of Willowbend subdivision.

## **BACKGROUND**

The Preliminary Plat was first approved December 4, 2003, and has been extended each year with the most recent request extending approval until November 30, 2013. The application for extension was timely filed on November 19, 2013. This extension would be for one (1) year until December 19, 2014.

Plat 5 consisting of 21 lots, Plat 6 consisting of 20 lots, Plat 6A consisting of 14 lots, Plat 7 consisting of 40 lots, and Plat 8A consisting of 6 lots have been finalized leaving 23 lots that are unplatted in Phase 3.

## **RECOMMENDATION**

The Planning and Zoning Administrator recommends that the Planning Commission grant a one-year extension to December 19, 2014 for the Preliminary Plat of Sanctuary Phase 3.

Mr. Walters reviewed the above Staff Report. Mayor Evans moved to grant a one year extension until December 19, 2014 for the Preliminary Plat of the Sanctuary Phase 3. Mr. Choka seconded, and it was unanimously approved.

### ***Final Plat Hawthorne Plat 1***

## **APPLICANT/OWNER/DEVELOPER**

Hawthorne DEV, Inc.  
Mr. Mark Rich, President  
23285 West State Route 51  
Genoa, Ohio 43430

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

## **REQUEST**

Chapter 1295.07 – Final Plat

## **PROPERTY LOCATION & DESCRIPTION**

Hawthorne is an R-3 residential subdivision consisting of 242 lots. This subdivision is located south of Coe Ct., north of Roachton Rd., and is immediately west of the CSX railroad tracks. The entire subdivision is comprised of approximately 107.8 acres.

Plat 1 consists of 30 lots on approximately 12.456 acres.

## **BACKGROUND**

The Preliminary Plat of Hawthorne was approved by the Planning Commission on July 25, 2013 by a vote of 7 to 0. Since the preliminary plat was approved, the developer and the City of Perrysburg have been working together to complete the “land swap” that was necessary to construct the northern portion of the subdivision as proposed. The “land swap” involved the developer extending/connecting Ringle Road to the south in exchange for a small portion of city owned land south of the “wooded area” and a portion of city owned land south of the current Dwyer Drive.

## **ANALYSIS**

The staff has reviewed the final plat for plat 1 and approved with the following comments:

### **City Engineer:**

- City of Perrysburg will defer Legal Description review to the Wood County Engineer's Office.
- Verify Sanitary, Utility, Toledo Edison Easement (S.U.T.E.) call-out on lots 14 and 15, is it a 10 foot wide easement or a 15 foot wide easement? Verify and revise.
- On the south line of Lot 30, appears Drainage Easement (D.E.) is a variable width and not 8 foot as noted on the plat, add dimensions as required.
- Add a note indicating future R/W on the north side of Roachton Road east of Woods Edge Drive entrance.
- What additional documentation, legislation, or action is required to provide the City with additional R/W on north side of Roachton Road west of Woods Edge Drive entrance?
- Review and address comment below by Commissioner of Public Utilities regarding D.E. to the City for storm water swale as well as the detention basin area.
- Review construction drawings, proposed Plat 1 easements do not match approved drawings.
- Appears various lengths and bearings are missing at easement(s) call outs.
- Who will own and be responsible for property around proposed detention basin?

### **Public Utilities:**

- Need to know about drainage ditch and drainage easement. Who is responsible? It will not be the City.

### **Planning & Zoning:**

- Buffer Lots “A” and “B” are to be dedicated to the City of Perrysburg at the time of final plat approval/recording. (as shown on plan)
- Sidewalks are to be 5' in width rather than 4' shown.
- Provide Open Space Fee payment (in accordance with equation below)
- Install fencing as required by preliminary plat along west property line for lots developed

**Public Service:** A street tree plan is to be provided prior to the signing of the final plat.

**Fire:** no comments

**Per Chapter 1295.05 (a)(7)(c)(1), Planning Commission, on July 25, 2013, approved 2.83 acres of open space in lieu of an Open Space Fee for a portion of the subdivision in accordance with the following formula.**

Open space requirement = 2.83 acres of donated land + 7.5% value of 51.2 acres + \$100 per lot. (2.83 acres would be 5% of 56.6 acres, therefore cash in lieu for 51.2 acres (107.8 acres - 56.6 acres) appraised value at 7.5% plus \$100 for 115 lots, which is 47.5% of the lots (51.2/107.8)).

Open space requirement = 2.83 acres of donated land + \$41,499.07 + \$11,500.

Total Subdivision Open Space Fee = \$52,999.07 + future dedication of 2.83 acres of land.

**Total Open Space Fee for Plat 1(30 lots) = 12.456 acres x (\$10,807.05 x 7.5%) = \$10,095.95 + \$3000 (\$100 x 30 lots) for a total of \$13,095.95.**

**Notes:** Value per acre = \$10,807.05 (see certified appraisal)

Value of 51.2 acres = \$553,320.96

7.5% of 51.2 acres = \$41,499.07

**Per Chapter 1295.07(d), the following escrows shall be provided prior to signing the Final Plat 1:**

**Estimate of Construction Costs:**

|                                              |                   |
|----------------------------------------------|-------------------|
| • Roadway and Pavement                       | \$345,958.50      |
| • Drainage                                   | \$383,492.20      |
| • Erosion Control                            | \$29,462.70       |
| • Waterline                                  | \$96,715.38       |
| • Sanitary Sewer                             | \$520,864.05      |
| • Sidewalks: (13,276 sq.ft. @ \$6.00/sq.ft.) | \$79,656.00       |
| • Curb Ramps: (10 @ \$1,000 each)            | \$10,000.00       |
| • Street Lights: (3 @ \$1,500 each)          | <u>\$4,500.00</u> |

**Total Escrows** **\$1,470,648.80**

**The applicant is not required to deposit a Sanitary Infrastructure Cost Recovery fee for this development area.**

## **RECOMMENDATION**

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Hawthorne subdivision Plat 1 subject to the comments and recommendations in this report including the deposit of escrows and open space fees.

Mr. Walters reviewed the above Staff Report. He said that the one item that is not construction related is the fencing along the adjacent property as required by the Preliminary Plat. He said that the open space fee will be paid on this plat and the land to be dedicated will be used for later plats. He added that escrows will need to be established before the final plat is signed. Mark Rich, the applicant, was present. Mayor Evans asked Mr. Rich if he had any problems with the recommendations. Mr. Rich said he did not have any issues with the recommendations. He added that he has been in contact with Mr. Pratt regarding the fencing. Mr. Walters asked what style fencing they planned on installing. Mr. Rich said it would be like the fence at Ridgewood Crossing. He said that he proposes putting the fence on Mr. Pratt's property because if he puts it on his, once he sells the lots he will no longer own the fence. Mr. Pratt said that was acceptable to him. Mr. Bade noted that the sidewalks need to be 5' in width. Mr. Rich said that he is aware of that. Mr. Carry asked how much of the fence would be installed with this plat. Mr. Rich said it is more cost effective to do it all at once.

Mayor Evans moved to approve the Final Plat of Hawthorne Plat 1 subject to the comments and recommendations in the Planning and Zoning Administrator's report and with the condition that a fence be installed on the west side of the property as agreed to by Mr. Rich and Mr. Pratt. Mr. Bade seconded and it was unanimously approved.

## **OTHER BUSINESS**

Mr. Walters thanked Mayor Evans for his service on the Planning Commission. Mayor Evans thanked the Planning Commission for their service. He said that some of the hardest decisions he has made as Mayor have been as a member of the Planning Commission.

There being no further business, the meeting adjourned at 7:21 p.m.

Respectfully submitted,

Mary Jo Sutton