

PLANNING COMMISSION

DECEMBER 17, 2015

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Byron Choka, Tom Forquer, Eric Nicely and Mayor Olmstead (5). Seth Hudson and Therese Witt were absent (2). Also present were Brody Walters, Planning and Zoning Administrator, and Karlene Henderson, Law Director.

APPROVAL OF MINUTES

There was a discussion regarding tie votes going on to City Council and whether a tie vote means a motion is not approved. Mr. Carry moved to approve the minutes of the November 19, 2015 meeting as submitted reserving the right to change them upon further legal consideration. Mr. Forquer seconded. Ayes: (5). Nays: (0).

ADMINISTRATOR'S REPORT

Mr. Walters said that several items have been removed from the agenda: Preliminary Plat Extensions for Horseshoe Bend Plats 10-12, Falls at Rivers Edge Plats 4-6, Bayshore Village Plats 2-9, Final Plat for Horseshoe Bend Plat 11, and Preliminary Plat for Villages at Canterbury.

Final Plat The Reserve

APPLICANT/OWNER/DEVELOPER

Aaron Schoen
Reserve Developers, LLC
134 W. South Boundary, Suite B
Perrysburg, OH 43551

Lewandowski Engineers
234 N. Erie St.
Toledo, OH 43604

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

The Reserve subdivision is an R-1 (single-family residential) subdivision that consists of 15 large lots. The subdivision is located on the west side of Hull Prairie between Chapel Creek Drive and River Ridge Way. The entire subdivision is comprised of approximately 15.618 acres.

This subdivision is proposed to be a one plat subdivision with no additional connectivity to surrounding land.

BACKGROUND

The Reserve subdivision was begun in Perrysburg Township but was designed to meet the City of Perrysburg's specifications. This land was recently annexed into the City of Perrysburg. The Preliminary Plat of The Reserve was originally approved by the planning commission on August 28, 2014 and has expired on August 28, 2015 so a preliminary and final plat request are now being made together.

ANALYSIS

Lot ratios are as follows:

Lot	Avg. Depth	Frontage	Ratio
1	293	116.3	2.519
2	255	116.1	2.196
3	232	110.7	2.096
4	228	110	2.073
5	231	98.7	2.340
6	298	81.7	3.647
7	285	83.2	3.425
8	206	79.2	2.601
9	260	81.2	3.202
10	282	77.7	3.629
11	239	81.2	2.943
12	289	81.2	3.559
13	276	81.2	3.399
14	198	145.6	1.360
15	413	174.4	2.368

The staff has reviewed the final plat of The Reserve subdivision and approved with the following comments:

- Provide Open Space Fee payment (in accordance with equation below)

Open space requirement = 7.5% value of 15.618 acres + \$100 per lot.

Total Open Space Fee (15 lots) = 15.618 acres x (\$21,129.47 x 7.5%) = \$24,750.00 + \$1,500 (\$100 x 15 lots) for a total of **\$26,250.00.**

Notes: Value per acre = \$21,129.47 (actual land sale)
Value of 15.618 acres = \$330,000.00
7.5% of 15.618 acres = \$24,750.00

Per Chapter 1295.07(d), the following escrows shall be provided to the satisfaction of the city prior to signing the final plat. An important change to note regarding escrows is that escrows must be established in an amount reflective of the city's cost to complete the improvements and secondly the escrow agreement must be on a form approved by the City of Perrysburg.

Estimate of Construction Costs:

• Roadway and Pavement	\$TBD
• Drainage	\$TBD
• Erosion Control	\$TBD
• Waterline	\$TBD
• Sanitary Sewer	\$TBD
• Sidewalks (5'): (8,545.45 sq.ft. @ \$6.50/sq.ft.)	\$55,545.43
• Curb Ramps: (6 @ \$1,000 each)	\$6,000.00
• Street Lights: (1 @ \$1,796.64 each)	\$3,593.28
• Street Signs: (13 of signs x \$150)	<u>\$1,950.00</u>

Total Escrows	\$TBD
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RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Preliminary and Final Plat for The Reserve subdivision 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 noted that although several lots exceed the 3:1 ratio, he is not concerned because it was not done to create additional lots. Mr. Choka asked if Mr. Walters has any concerns about setting a precedent by using the sale price instead of fair market value to calculate the open space fee. Mr. Walters said that he is comfortable with it because the sale occurred within the last few years. Mr. Forquer asked what the conservation easement is. Mr. Schoen said that it is a clause for the Homeowners' Association and is a reference to try and conserve trees. John DeFoe, 3299 Chapel Creek, said that he has issues with the preliminary construction and wants assurance that those issues won't continue and he also has concerns about drainage issues. Mr. Carry asked where Mr. DeFoe lives relative to the Reserve subdivision. Mr. DeFoe said that he lives across the street from the lot that the developer has been using to hold a dumpster, construction equipment and storage of materials. Mr. Walters said that the lot is zoned for residential use and it is not to be used for storage of construction equipment, but he can't prevent people from breaking the rules. Mayor Olmstead said that he and the City Administrator talked to the developer and he is comfortable that it won't happen again. Jodie DeFoe had concerns about the sanitary sewer connections and she talked about flooding in the area. Mr. Forquer thanked the DeFoes for their comments and noted that the flooding is a storm sewer issue, not sanitary.

Mr. Forquer moved to approve the Preliminary and Final Site Plan of the Reserve Subdivision subject to the comments and recommendations in the Planning and Zoning Administrator's report including the deposit of escrows and open space fees and restricting/eliminating access to the subdivision from any adjacent subdivisions. Seconded by Mr. Carry. Ayes: (5). Nays: (0).

***Final Site Plan
Schuetz Container***

Bob Bailey of DGL was present to address outstanding items from the previous review for the Final Site Plan for Schuetz Container. He said that they removed parking from the front of the building and they will comply with the requirement of architectural features of the building. Ms. Henderson said that discussions regarding the aerial easement are underway. Mr. Walters said that the landscape calculations for the parking area that was dashed in are not included and typically final site plans have not been approved without building elevations. Mr. Bailey said that this is being built as a design build project so they don't have building elevations. Mr. Walters said that he does not understand how this approval affects determining which contractor they will use. Mr. Forquer said that they like the project but they don't have enough information and would be doing a disservice to themselves and the process if they approved without building elevations. Mr. Bailey requested that they table the issue to allow them an opportunity to see what options they have in developing building elevations.

Mr. Carry moved to table the final site plan for Schuetz Container. Mr. Forquer seconded. Ayes: (5). Nays: (0).

***Preliminary Site Plan & Special Approval Use
Holiday Inn
Carronade Drive***

APPLICANT

Ramesh Patel
Sunrise Hospitality, Inc.
27350 Lake Vue Dr.
Perrysburg, OH 43551

The JDI Group
360 W. Dussel Dr.
Maumee, OH 43537

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1250 – Site Design Standards
Chapter 1235.04(y)

PROPERTY LOCATION & DESCRIPTION

The proposed project is located on parcel #s Q61-400-090105001007 and Q61-400-090105004000. This property is located north of Carronade Drive, east of Hulls Trace Drive and south of Candlewood Suites. The property is approximately 5.584 acres in size and is zoned C - 4 Highway Commercial. All adjacent city property on the north side of Carronade Drive is also zoned C-4. The Kroger property on the south side of Carronade Drive is zoned C-3 Community Shopping. Because this project is proposed to span more than one parcel it is recommended to require a lot combination and a lot split to achieve the layout as shown with a lot for "future use".

ANALYSIS

Preliminary Site Plan

Land Use – The requested use has been reviewed and determined to be "Motel / Hotel" which is a Special Approval Use (SAU) in C-4 zoning districts.

Dimensional Standards - The proposed building shown on the Site Plan is consistent with the dimensional standards of Chapter 1230 with regard to setbacks. The height of the building is excess of the height requirement for this zoning district but the applicant has obtained a height variance from the Board of Zoning Appeals (BZA application 21-15) to allow a building height of up to 52 ½ feet.

Access – The subject location currently has no curb cuts onto Carronade Drive, Hulls Trace Drive or Lake Vue Drive. There are two curb cuts proposed as part of this project, one on Carronade and one on Lake Vue Drive. It is recommended to require a shared common drive that would serve both the Candlewood Suites building as well as the proposed Holiday Inn.

Parking – The parking requirement for this use was calculated at 238 required spaces (see sheet C-101 for calculation) with 239 spaces provided. With the below comments related to landscape islands, this number of available parking spaces will drop below the required amount. This issue will need to be resolved through the BZA which can reduce the required number of parking spaces by 33%. Parking is shown to be proposed within the required front yard setback. Per Chapter 1230.02(i) parking is not permitted to be located within the front yard setback without the approval of the Board of Zoning Appeals. Additionally, it is recommended to require curbing throughout the entire parking lot area.

Landscape Islands – The landscape islands that are shown on site are insufficient in both size and quantity. Landscape islands are to be used to break up rows of parking in to not more than 10 cars. Additionally they should be approximately 10' x 20' in size or 10' x 40' where applicable.

Street Trees – A street tree plan will be required to be reviewed and approved by the City's Street Tree Commission prior to the issuance of a zoning permit. The Street Tree Commission conducts monthly meetings.

Signage – A full review of signage will be conducted by the Planning and Zoning Division prior to the issuance of permits.

**Note: Relief for area, height and setback can be sought from the BZA. No relief can be provided for sign quantity.*

Lighting – None currently shown on preliminary site plan.

Sidewalks – Sidewalks are shown along the entire frontage of the property but a sidewalk leading to the building entrance has not been provided and should be a condition of approval. A crosswalk needs to be added across the drive demarcating the crossing to the front entrance. This crosswalk should be demarcated with different pavement material as paint is not effective long term. Additionally, sidewalks are not shown to be installed through the proposed driveways as required.

Waste Receptacles – Receptacles shall be in accordance with Ch. 1250.57. The proposed location of the waste receptacle is not in compliance with the zoning code which states that waste receptacles should be located in a rear yard of a non-required side yard.

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.

Specific Requirements

Ch.1235.04(y) Motels and Hotels

1. It shall be demonstrated that ingress and egress does not conflict with adjacent business uses.
2. A four (4) foot solid wall such as brick, decorative block or decorative poured concrete must be provided where abutting or adjacent districts are zoned for residential use. The height of the wall shall be measured from the surface of the ground of the abutting residential district.
3. No kitchen or cooking facilities are to be provided within the dwelling units with the exception of units for the use of the manager or caretaker unless otherwise approved by the Planning Commission.
4. Each unit shall contain not less than two hundred fifty (250) square feet of floor area.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission disapprove the preliminary site plan as currently proposed. Additionally, it is recommended to table the request for a Special Approval Use for the hotel until a revised preliminary site plan can be reviewed against the criteria of the Special Approval Use. The items that are recommended to be revised for a future preliminary site plan submission include the following items:

1. Provide a cross access easement to permit a shared common drive off of Lake Vue Drive.
2. Prepare lot split to create the "Future Lot" parcel.
3. Prepare lot combination to allow the proposed building to be situation on only one parcel.
4. Address required parking spaces (quantity too few with needed islands)
5. Address parking located in required front yard (move parking or apply to BZA)
6. Curb entire parking lot.
7. Add required quantity of landscape islands.
8. Resize landscape islands to the proper size
9. Begin working on a street tree plan.
10. Add pedestrian sidewalk from Carronade Drive to entrance of hotel.
11. Run sidewalks through driveways, not just to the drives.

12. Relocate trash receptacle in accordance with Ch. 1250.57.

Mr. Walters reviewed the above Staff Report. Tom Worline of the JDI Group and Ramesh Patel were present. Mr. Patel said that regarding the first item - a cross access easement, Candlewood Suites is for sale and Lake Vue Drive is not that busy. Mr. Walters said that is a recommendation not a requirement. Mr. Worline said that they will go to the Board of Zoning Appeals regarding the parking in a front yard. Mr. Worline noted that they do not want to split off the extra lot in case the BZA does not grant the parking variance. Mr. Worline said that regarding the trash receptacle they have no rear yard. Mr. Walters said that a non-required side yard is anything past the required side yard which in C4 zoning is in excess of 10' of the side property line.

Mr. Carry moved to table the preliminary plat and special approval use for Holiday Inn and Suites on Carronade Drive. Mr. Forquer seconded. Ayes: (5). Nays: (0).

***Preliminary and Final Site Plan and
Special Approval Use
5th/6th Grade School***

APPLICANT/OWNER/DEVELOPER

Dave Serra
The Collaborative, Inc.
500 Madison Ave.
Toledo, OH 43604

Tom Hosler, Superintendent
Perrysburg Schools
140 E. Indiana Ave.
Perrysburg, OH 43551

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1250 – Site Design Standards
Chapter 1235.04(gg) – Public & Private School
Chapter 1235.04(yy) – Institutional Use

PROPERTY LOCATION & DESCRIPTION

The subject property is located at the southeast corner of the intersection of Roachton Road and Hull Prairie Road. The current use of the land is agricultural and this location (and adjacent land) was previously approved for a portion of the Villages at Canterbury subdivision. The 18 acres of land shown on the provided site plan does not currently exist as a standalone lot but the applicant has submitted a separate request to rezone this land

from R-4 (single-family residential) to INS (institutional) and if successful the parcel would be split and purchased by Perrysburg Schools.

Property Size: approximately 18 acres

Parcel: currently part of parcel # Q61-100-230000001000

BACKGROUND

This property was previously part of the Villages at Canterbury subdivision that currently has an approved preliminary plat. Upon interest by the Perrysburg School Board, the developer of the subdivision has agreed to sell a portion of the property to Perrysburg Schools for the construction of a new school. Perrysburg Schools currently has a purchase agreement in place for this property with several contingencies.

On October 22, 2015 the applicant requested and was granted preliminary site plan approval from the Planning Commission by a vote of 5-1 with the following conditions;

1. The property to be successfully rezoned to INS (institutional).
2. All special approval uses be reviewed and approved by City Council.
3. All necessary roadway improvements be provided per a traffic impact study.
4. A 10' wide multi-use path is to be installed along the west and north sides of the property.
5. Additional sidewalk connections to be provided from public streets to accommodate pedestrians coming to or leaving the school building.
6. Landscape island quantity/placement to comply with code requirements prior to approval of a final site plan.

Since the conditional approval for the preliminary site plan, the school has properly addressed #4, #5 and #6.

November 18, 2015 the rezoning issue was considered by the Planning and Zoning Committee and approval was recommended by a vote of 3-0. The rezoning has not been taken forward to Perrysburg City Council because a lot split with a survey and legal description has not been provided as of the date of this report.

ANALYSIS

The applicants have provided the necessary documents to conduct a preliminary and final site plan review but because of the conditions of the preliminary site plan approval not being completely met final site plan approval cannot be granted at this time.

Preliminary & Final Site Plan

- **Zoning:** R4 (Single-Family Residential)

- **Current Setbacks:** Front: 35 ft. *(this property has 3 front yards, one along each street)*
Side: *(this property has no side yards)*
Rear: 30 ft.
 - **Proposed Setbacks of INS district:**
Front: 50 ft. *(this property has 3 front yards, one along each street)*
Side: *(this property has no side yards)*
Rear: 50 ft.
- * The school building and parking areas meet the setback requirements of the **proposed** zoning.
- **Adjacent Zoning/Uses:**
 - North** – Perrysburg Township (residential)
 - East** – R4 (Single Family Residential) currently vacant
 - South** – R4 (Single Family Residential) currently vacant
 - West** – Middleton Township (residential)

Land Use(s): The intended use of the property (18 acres) is a public school that would house the 5-6 grade students of Perrysburg Schools. Currently, R-4 zoning does not permit the operation of a public school/institutional use. A separate application provided by Perrysburg Schools has requested to rezone this portion of land to INS (institutional) so that a school can become a use that would be permitted with the granting of two “Special Approval Uses” by city council per Ch. 1235.04(gg) (Public and Private School) and Ch. 1235.04(yy) (Institutional Use).

Site Layout – The proposed site plan indicates a large school building located in the center of the property with an entrance facing the intersection of Roachton Rd. and Hull Prairie Rd. A parking area for buses is shown to the north (between the building and Roachton Road, while the western edge of the property is for passenger vehicles. The eastern third of the property is shown as open space with an area for water detention to the north.

Roads and Access: A Traffic Impact Study has been submitted to the City for this project. The traffic study has indicated the best solution for the intersection of Hull Prairie Road and Roachton Road is a single lane round-about with bypass lanes. Site access points are shown to include a right-in / right-out on Roachton Road and a standard full access entrance off of a residential street to the south of this property. In the event that a round-about is not installed at the time of school construction it is recommended to install the multi-use path (MUP) as shown and to connect all sidewalk extensions from the MUP to crosswalks on both Roachton Road and Hull Prairie Road. Any portion of the MUP that is not wholly contained within the public right-of-way will be required to be included in an access easement for public use.

Parking: The parking requirement for public schools is “one for each teacher, employee or administrator, in addition to the requirements of the auditorium or stadium.” At this time no information has been provided for the precise calculation of required parking spaces so the applicants should be prepared to provide additional information or justification for the quantity of parking spaces provided for on this plan.

Street Trees – An approved street tree plan will be required before the issuance of a zoning permit and should provide street trees along the north, west and south sides of the property in accordance with City of Perrysburg requirements for street trees. The Perrysburg Street Tree Commission has reviewed but not approved the proposed street tree plan. Edits will be necessary to fulfill this requirement.

Landscape Islands: As the site plan indicates, the applicant has provided landscape islands in locations to break up parking lot rows into 10 cars or less which meets the requirement of the code which specifies that 1 landscape island be provided per each 10 parking spaces.

Parking Lot Landscape: The parking lot landscape plan indicates that the minimum landscape requirement has been met and exceeded. Per Chapter 1250.18 not less than 6% of the parking lot is required to be landscaped. The landscape plan indicates that 38% of the parking lot has been landscaped. It is believed this number may not be accurate and should be verified/confirmed by the applicants.

Site Landscaping: The landscape plan does not specifically indicate the percentage of landscape on site unless as eluded to above the onsite landscape percentage was incorrectly added to the parking lot landscape percentage. Per Chapter 1230.01 the INS zoning as proposed requires a minimum on-site landscape percentage of at least 10%. The landscape plan also indicates that 20 trees have been included not including the required street trees or trees in parking lot landscape islands. It is recommended to require review and confirmation of landscape percentages as provided and to provide a specific percentage for on-site landscaping.

Sidewalks: Per the recommendations in the preliminary site plan approval report, the sidewalk along Hull Prairie and Roachton Road has been replaced with a 10' wide multi-use path. Previously, it was also recommended to provide 2 additional sidewalk connections from public sidewalks specifically in the area between the bus parking and vehicle parking as well one along Hull Prairie Rd. These sidewalk connections have been added and do a considerable amount to assist student coming to a leaving the school.

Lighting: No lighting details have been provided with this submission. It is recommended to allow the Planning & Zoning Administrator to review and approve and future lighting request or details providing that it is found to meet the strict requirements of Chapter 1250.43. Generally, shielded or directed light is permissible at a height not to exceed 30'.

Building Materials/Elevations: The applicant has proposed a building which features EIFS, glass and contrasting colors of brick. The quality of material is acceptable and the

arrangement of those materials is visually pleasing and appropriate for the size and scale of the building. The revised building elevations do not indicate the individual percentages of each material but the materials do appear to meet the requirements of Ch. 1250.48.

Trash Receptacle: Details for the proposed dumpster enclosure have not been provided but it is recommended to require the dumpster enclosure to be constructed of the same materials as the building. It is recommended to allow the Planning & Zoning Administrator to review and approve the dumpster enclosure providing it is found to be consistent with the requirements of Chapter 1250.57.

Signage: Signage is to be reviewed upon application of a sign permit.

General Engineering: The applicant shall submit and obtain City of Perrysburg engineering approvals for site civil construction plans, including pavement and drainage, water, storm and sanitary sewer prior to a zoning permit being issued. A zoning permit is required prior to Wood County issuing a building permit. Additionally, a pre-construction meeting is required prior to permitting by the City of Perrysburg.

Special Approval Uses

General Requirements

Ch.1235.02(d)

3. 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.
4. 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.
7. 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.
8. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
9. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
10. 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.

Specific Requirements

Ch.1235.04(gg) Public & Private Schools

5. Ingress and egress to and from the site shall be only from an arterial or collector street.

6. The minimum lot or parcel size shall be two acres.
7. Service areas and facilities and outdoor recreation facilities shall not be located within 100 feet of a residential district or use.
8. Student drop-off and vehicular turn-around facilities shall be provided on the site so that vehicles will not interfere with traffic.
9. No parking shall be allowed within the minimum front yard setback of not less than 50 feet.
10. Lighting of athletic fields shall be shielded from adjacent residential areas.
11. After review, the Planning Commission shall make a recommendation to the City Council. City Council shall hold a public hearing with respect to the proposed use in accordance with the same procedures as provided for in Chapter 1285, shall review and decide whether or not the use will be permitted in accordance with the criteria of this Zoning Code and the procedures of Chapter 1285.

Ch.1235.04(yy) Institutional Use

The Special Approval Use is intended to promote the design and development that is built to human scale, encourage attractive street fronts and accommodate pedestrians while also accommodating vehicular movement. It is desirable that there be a base level of quality architecture of scale, color and material that will allow a project to blend into its setting and build upon the existing aesthetic identity of an area. Building shapes can be articulated to provide a sense of human scale at the ground level that is inviting to the public through the application of horizontal and vertical patterns expressed by architectural features such as cornices, columns, windows, doors or variations in massing.

Review and approval is intended to permit flexibility in site development and in the design and arrangement of buildings. In addition, it is intended to protect the integrity of adjacent neighborhoods while creating efficient, functional and attractive areas that incorporate a high level of amenities and meet public objectives for protection and preservation of Perrysburg's neighborhoods. The provisions are intended to ensure appropriate uses and structure within institutional areas and between institutional areas and areas adjacent to them. The provisions are specifically intended to:

- maintain the integrity of existing residential neighborhoods and protect such areas from the adverse land use impacts sometimes associated with institutional uses;
 - ensure safe and adequate pedestrian and vehicular movements;
 - offer predictability for institutions as they contemplate expansion and improvement efforts; and
 - offer a predictable framework for the City in its efforts to make sound public investment decisions.
1. It is consistent with adopted plans of the City and the stated purposes of this Zoning Code.
 2. Complies with all applicable standards of this Zoning Code.

3. Will not result in significant adverse impacts to other property in the vicinity of the subject property or to the natural environment.
4. Any differences in appearance or scale from the surrounding area will be mitigated through setbacks, screening, landscaping or other design features.
5. Has adequate mitigation measures for any other identified adverse impacts.
6. Uses shall be subject to site plan review to assure compatibility with surrounding areas.
7. An such use shall be so located and developed so as not to create a nuisance to abutting property, and so as to be neither injurious to the surrounding neighborhoods nor contrary to the spirit and purpose of this Zoning Code.
8. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to other buildings on the same development site.
9. Lighting of outdoor activities shall be shielded from adjacent residential areas.
10. No building or outdoor storage area shall be closer than fifty (50) feet to any property or street right-of-way line.
11. Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.
12. Will not have significant adverse impacts on the livability of nearby residential property due to: noise, glare from lights, late-night operations, odors, litter, privacy, traffic and other safety issues.
13. After review, the Planning Commission shall make a recommendation to the City Council. City Council shall hold a public hearing with respect to the proposed use, in accordance with the same procedures as provided for in Chapter 1285, shall review and decide whether or not the use will be permitted in accordance with the criteria of this Zoning Code and the procedures of Chapter 1285. City Council may require an agreement between the City and the applicant in order to guarantee specified improvements and City Council may impose fees and/or require escrows related to the project. (Ord. 150-2007. Passed 10-2-07.) It shall be demonstrated that ingress and egress does not conflict with adjacent business uses.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed all necessary information for the consideration of the preliminary site plan, final site plan and both special approval uses. At this time it is recommended to approve the preliminary site plan and to recommend approval of both special approval uses to city council. Due to the order of events specifically the rezoning and split of this site from its current parcel final site plan cannot be recommended at this time. This recommendation is inclusive of all notes and recommendations provided in the above report.

Mr. Walters reviewed the above Staff Report adding that he received the information for an attachment to an ordinance approving the rezoning request for City Council to consider on January 5, 2016. He said that the lighting meets the Planning and Zoning Code, and he will defer to the applicants to address parking. Mr. Serra said that discussions have

been ongoing with multiple jurisdictions regarding roadway improvements. He said the trash receptacle will match the building and he said there are 160 total parking spaces calculated as follows: 40 for staff, 20 for visitors and there is a cafetorium in the center of the building and they used the required ratio of 1 space per 30 seats to come up with 100. Mr. Serra said that he will review the calculations on parking lot landscaping.

Mr. Walters said that he is recommending that a public hearing be scheduled for February 2, 2016 at 6:20 p.m. regarding the Special Approval Uses.

Mr. Forquer thanked the applicant for including the multi-use path and he asked how the right-of-way being expanded at the intersection would affect the setbacks. Mr. Walters said that we are looking at the site as it is today although it may become non-conforming in the future.

John Lee who lives caddy corner from the location of the school said he has concerns regarding flooding. Mr. Walters said that he can't say that the project will correct the flooding issue on Hull Prairie Road, but this project will be held to the standards set by the Wood County Engineer for a hundred year storm. Michael Bryan, 25483 Hull Prairie Road, asked if the roundabout is set in stone and who he should talk to about it because it would affect his property. Mr. Walters said that it is not set in stone and he would recommend starting with the Wood County Engineer. Mr. Bryan also asked about lighting. Mr. Walters said that the requirements are that lighting be between 20 and 30 feet and that it does not spill out. Mr. Serra said that there are a few items they are seeking relief on. In the bus parking area instead of curbed islands they would like to stripe it instead. Mr. Walters said if the landscape percentages stayed the same and they were just relocated that would be acceptable for quantity, but he is not in favor of striping. Mr. Serra said that with regard to the multi-use path, in other areas the City has offset the cost after the 5' normally required for sidewalks. Mr. Walters said that is the City's past practice and the City would pay for the additional amount above the cost of a 5' sidewalk. Mr. Serra said they are also seeking relief on the irrigation requirement and they would use bio swales. Mr. Carry asked if the other schools are irrigated and Mr. Hosler said they are not. Mr. Carry asked if relief was granted for the sports complex and Mr. Hosler said it was. Mr. Forquer said that he does not have a concern with removing the center island but he sees a purpose for the other two. Mr. Hosler said the concern is for visibility of the students and radius of bus turns. Mr. Carry asked if Mr. Walters was okay with the removal of the islands from a visual standpoint. Mr. Walters said that he understands the uniqueness of bus traffic and they should be relocated so we don't lose the quantity. Mr. Carry asked Mr. Walters if he has concerns about the irrigation. Mr. Walters said that it is his job to tell the Commission what the Code says which is that sites one acre and larger are to be irrigated but in some ways it is a luxury item. Mr. Nicely asked if the landscape will be relocated and Mr. Serra said it would be.

Mr. Forquer moved to approve the Preliminary Site Plan and to recommend to City Council approval of both Special Approval Uses subject to the Planning and Zoning Administrator's report but eliminating the requirement for landscape islands in the bus area and waiving the requirement for irrigation and that a Public Hearing be set for

February 2, 2016 at 6:20 p.m. Seconded by Mr. Carry. Ayes: Carry, Forquer, Nicely, and Olmstead (4). Abstain: Choka (1).

Code Amendment

Chapter 1260.20 Final Site Plan Appeals

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1260.02 - Appeals

PROPERTY LOCATION & DESCRIPTION

The proposed code amendment to Chapter 1260.02 would affect the process for appealing the denial of a final site plan.

BACKGROUND

During a recent application to the Planning Commission a final site plan was denied. Based on the current reading of Ch. 1260.02 the appeal of this decision was then directed to the Board of Zoning Appeals (BZA). Being that the Planning Commission is not subordinate to the BZA it was recommended to eliminate the “lateral” appeal process in favor of a “hierarchical” appeal process which would result in final site plan appeals being heard by City Council rather than the BZA.

ANALYSIS

Proposed Code Amendment Language

1260.20 APPEALS.

With regard to Final Site Plan approval decisions, an appeal may be taken to City Council. Any such appeal shall be made within thirty (30) days after the denial of the final site plan request. City Council may affirm or reverse the Planning Commission’s decision. If City Council affirms the decision, the denial of the final site plan will stand. If the City Council reverses the decision of the Planning Commission it shall state, as a matter of public record, the reasons for the reversal.

Existing Code Language

1260.20 APPEALS.

With regard to Final Site Plan and plot plan approval decisions, an appeal may be taken to the Board of Zoning Appeals in the manner as other administration decisions except that appeals of decisions for Planned Unit Development projects shall not be permitted. (Ord. 26-2006. Passed 3-7-06.)

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to city council approval of the code amendment as proposed.

Further, it is recommended that a public hearing be set before City Council for February 2, 2016 at 6:15 p.m.

Mr. Walters reviewed the above Staff Report and gave the background on this proposed change. Mr. Forquer said that he has no problem with the Code change, but his concern is that there be an exchange of information between the Planning Commission and City Council and an element of communication and cooperation. Mayor Olmstead said that as a former City Council member he can say that City Council does review the recommendations made by the Planning Commission.

Mr. Carry moved to recommend approval of the proposed Code Amendment regarding Final Site Plan appeals and that a public hearing be set for February 2, 2016 at 6:15 p.m. Seconded by Mr. Forquer. Ayes: (5). Nays: (0).

OTHER BUSINESS

Mayor Olmstead said that this is Ms. Witt's last meeting. He thanked her for her service to the City. He said that John Wellstein is the new Commission member and will begin his term in January.

Mr. Choka thanked Ms. Henderson and said that it is nice having the Law Director present.

Ms. Henderson clarified earlier remarks about a tie vote and said a tie vote is a denial.

There being no further business, the meeting adjourned at 9:22 p.m.

Respectfully submitted,

Mary Jo Sutton