PLANNING COMMISSION MEETING

DECEMBER 12, 2019

The meeting was called to order at 7:03 p.m. by Chairman Craig Pickerel. Commission members present were Greg Bade, Andy Lorenz, Gilda Mitchell, Craig Pickerel, John Stout, and John Wellstein (6). Mayor Mackin arrived at 7:09 p.m. Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Pickerel moved to approve the minutes of the October 24, 2019 meeting as written. Seconded by Mr. Wellstein. Ayes: Bade, Mitchell, Pickerel, Stout, and Wellstein (5). Nays: (0). Abstain: Lorenz (1).

ADMINISTRATOR'S REPORT

No report.

Preliminary Site Plan
Office Building Addition
1090 W. South Boundary St.

APPLICANT

Jim Schwerkoske
Schwerkoske Family Partnership, LTD.
2927 N. McCord Rd.
Toledo, OH 43615

Dwight Gilliland
Architecture by Design, ltd.
5622 Mayberry Sq.
Sylvania, OH 43560

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the northeast corner of Eckel Road and West South Boundary Street just west of State Route 25. This property is immediately west of Ft. Meigs Commerce Park and is comprised of 5.15 acres and is zoned I-1 Light Industrial.

Adjacent zoning:

North – I-2 General Industrial, PBP Planned Business Park
East – C-4 Highway Commercial
South – I-1 Light Industrial, I-2 General Industrial
West – I-2 General Industrial

ANALYSIS

Dimensional Standards - The proposed site plan shows the current building with an addition on the west side and one on the south side of the building. The size of building with the additions totals 35,851 SF. The setbacks that will apply to this project site are as follows:

Front Yard – 60'
Rear Yard – 40'
Side Yard (min) – 25'
Side Yard (total) – 50'
Max Height – 45'

The proposed site also meets the requirements for maximum lot coverage (60%) and lot width (100').

Access – The property would be accessed from the current approaches on to Eckel Road and W. South Boundary Street. The approaches are respectively shown at approximately 40' wide and 59' wide. As portions of this site are changing we would require that the approach conform to the maximum 35' approach to accommodate street tree requirements unless the applicant can provide details to the types of commercial vehicles that are accessing the property and those details shown a need for a larger approach. There is also no sidewalk shown for pedestrian access connecting the public sidewalk to the entrance of the building.

Parking – An approximation was provided based on a calculation in Chapter 1250.03(d)(c). The code requires 1 space for every 300 SF of usable floor area. By that calculation 120 spaces would be required, and 184 spaces have been provided. Both size and location of the parking spaces meet the code requirements.

Landscape Islands – The zoning code requires that landscape islands be installed at an interval to break up runs of large parking into rows of 10 or less. There are a total of 17 landscape islands that are shown on site which is below the 19 require for 184 parking

spaces. The landscape islands that are shown meet or exceed the minimum requirements in size. There are several islands that are double the minimum required size.

Parking Lot Landscape – The parking area of the site is to be landscaped at a minimum of six (6) percent. Areas that are within or immediately adjacent to the parking lot can contribute to this percentage. Any areas within or adjacent to the parking lot cannot also be counted towards the ten (10) percent "site landscaping" requirement. This is not a requirement of this submission but the following should be noted for a Final Site Plan. The plan does, however, show a separate calculation for parking lot landscaping that exceeds the required 5,021 SF.

Site Landscape – The overall site (the area of the site minus the parking lot area) is required to provide at least ten (10) percent of its area as intentional landscape. Turf grass is not considered intentional landscape. Site landscape details are not required with this submission but it is important to note that any Landscape Plan submitted along with the Final Site Plan request must demonstrate that at least ten (10) percent of the overall site is landscaped and irrigated. The site plan would require 15,461 SF in intentional landscaping, the site plan proposes 72,000 SF of intentional landscaping.

Street Trees – There are currently 12 existing street trees. According to the calculation for number of required street trees, 20 street trees would be required. The City of Perrysburg Street Tree Commission shall review the site plan to determine if additional trees are need or can be placed in the City right-of-way. Below is the calculation to determine the quantity of street trees.

Site = approximately 889' frontage – 70' (2 driveways) = 819' divided by 40' = **20 street trees ($475 each)**

The Street Tree Commission will select the species and placement of these trees. Fees for required street trees will be collected at the time the zoning permit is obtained. All trees will be planted by the City.

Signage – A full review of signage will be conducted by the Planning and Zoning Division prior to the issuance of permits. The current sign code allows for variances to address height restrictions as well as size restrictions but no allowance for increasing the quantity of signs is available.

Lighting – None currently shown on Preliminary Site Plan.

Sidewalks – Public sidewalks are required across all frontages and through the current apron. It is important to note that any changes to the apron to accommodate the reduction would also require that sidewalk remain continuous through the approach and across the frontage of the property.

Waste Receptacles – The Preliminary Site Plan does not indicate any separate outdoor trash receptacles. If any shall be required at a later point they shall be in accordance with Ch. 1250.57 and may require additional landscaping to screen their enclosures.

Other Considerations:
Please review all building elevations to ensure the building addition and two existing buildings meet the standard requirements for material percentages and roofline recesses and projections for portions of the building to meet or exceed 100 linear feet.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends approval of the Preliminary Site Plan with the following conditions:

1. Reduce the size of the approach to a maximum of 35' or provide details to commercial vehicles accessing the property to would show the need for an approach larger than 35'.
2. The addition of a pedestrian walk way connecting the entrance to the public sidewalk.
3. Continuing public sidewalk through the drive aisle along West South Boundary Street.

Mr. Walters reviewed the above Staff Report regarding the Preliminary Site Plan for Schwerkoske Family Partnership, LTD. at 1090 W. South Boundary Street. Jim Schwerkoske was present. Mr. Lorenz asked about the concerns with the width of the approach along West South Boundary Street, and Mr. Schwerkoske noted the mixed use zoning surrounding the property, and added that he's unsure of ProMedica's original intent from the development of the property in 1996. Mr. Schwerkoske added that they are willing to narrow the drive and to continue the public sidewalk through the approach along West South Boundary Street. He stated that a future use for a portion of this property is for a testing lab for CDL drivers, in which semi-trucks would need to access the parking lot. Mr. Bade and Mr. Wellstein agreed that they are in support of leaving the approach as wide as it currently is. Mr. Pickerel asked Mr. Walters the reasoning for the allowance of the additional parking spacing along West South Boundary in the parking lot, and Mr. Walters referenced the over-sized landscape islands that are shown to explain the compliance. Mr. Schwerkoske added that the larger landscape islands fit in more naturally due to the large site. Mr. Pickerel noted the three recommendations in the Staff Report, and asked Mr. Schwerkoske about the intent of compliance. Mr. Schwerkoske added that they will work with the Planning & Zoning Division to be compliant. There were no further comments nor questions from the Commission or public.

Mr. Bade moved to grant conditional approval for the Preliminary Site Plan for Schwerkoske Family Partnership, LTD. at 1090 West South Boundary Street as submitted, and based upon recommendations #2 and #3 of this report. Seconded by Mr. Lorenz. Ayes: (7). Nays: (0).

OTHER BUSINESS

Ryan Wichman, Wood County Plays, was present to share the concept of an inclusive playground at Rotary Park. He provided the Commission with a packet of information, and referenced a PowerPoint presentation. Mr. Wichman added that they are currently in the planning and fundraising stage, and that they are hopeful to start construction by the summer of 2020. The Commission was receptive to the concept, and Mr. Walters added that a formal application will be submitted through the proper channels to revise the Rotary Park Masterplan again.

There being no further business, the meeting adjourned at 7:33 p.m.

Respectfully submitted,

Heather Alfaro