

# PLANNING COMMISSION MEETING

December 9, 2021

The meeting was called to order at 7:01 p.m. by Chairman John Wellstein. Commission members present were Greg Bade, Andy Lorenz, Craig Pickerel, Rob Vela Jr., John Wellstein, and Becky Williams (6). Mayor Mackin was absent (1). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

## APPROVAL OF MINUTES

Mr. Bade moved to approve the minutes of the October 28, 2021 meeting as written. Seconded by Mr. Wellstein. Ayes: Bade, Pickerel, Vela, and Wellstein (4). Nays: (0). Abstain: Lorenz and Williams (2).

## ADMINISTRATOR'S REPORT

Mr. Walters noted that Parking Lot Improvements at Orleans Park will be discussed under Other Business tonight.

***Special Approval Use  
Bloom Studio Salon  
13003 Roachton Road***

## APPLICANT/OWNER/DEVELOPER

Mackenzie Bensch  
122 Rockledge Circle  
Perrysburg, OH 43551

## REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table  
Chapter 1235.02(d) – SAU – Standards  
Chapter 1235.04(ee) – Personal Services

## PROPERTY LOCATION & DESCRIPTION

**Location:** The subject property is located on the south side of Roachton Road, east of the residential street Steeple Chase Lane (Horseshoe Bend Subdivision) and west of SR-25.

**Property Size:** 2.67 acres

**Parcel:** Q61-400-190000037000

**Zoning:** OS – Office and Service

## **BACKGROUND**

Bloom Studio Salon would like to relocate from its previous location (Harbor Town Planned Business Park). This potential space would be limited to hair services only. The salon operated in its previous location for an estimated 13 years and would like the opportunity to remain a Perrysburg business in the new location. This location would utilize an existing unoccupied tenant space in the multi-tenant building.

## **ANALYSIS**

This particular Special Approval Use has a set of both specific and general requirements that must be met in order to approve the Use in the Office and Service Zoning District. This location would utilize an existing unoccupied tenant space in the multi-tenant building located at this location. These requirements are as follows:

### **SPECIAL APPROVAL USE**

#### **Specific Requirements**

##### **Ch.1235.04(ee) – Personal Services**

1. An establishment or place of business primarily engaged in the provisions of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty and nail salons, barbershops, shoe repair shops, tailor shops, laundromats and dry cleaners.
2. Drive through facilities, if provided, shall meet the requirements of Section 1250.03(c) - (g) of this Zoning Code.

#### **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.

## **RECOMMENDATION**

The Planning and Zoning Deputy Administrator has reviewed the application for Special Approval Use for Bloom Studio Salon at 13003 Roachton Road. It has been found that the applicant has met the necessary requirements to be granted a Special Approval Use for personal services at this location and therefore requests that the Planning Commission approve the Special Approval Use for Bloom Studio Salon at 13003 Roachton Road.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Bloom Studio Salon at 13003 Roachton Road. Mackenzie Bensch was present. There were no comments or questions from the Commission, nor the public.

Mr. Wellstein made a motion to recommend approval of the Special Approval Use for Bloom Studio Salon at 13003 Roachton Road. Seconded by Ms. Williams. Ayes: (6). Nays: (0).

***Special Approval Use  
Six Fifths Distilling  
122 W. South Boundary Street***

## **APPLICANT/OWNER/DEVELOPER**

Patrick Ryan  
12255 Pollock Road  
Grand Rapids, OH 43522

## **REQUEST**

Chapter 1225.08 – Land Use and Base Zoning District Table  
Chapter 1235.02(d) – SAU – Standards  
Chapter 1235.04(i) – Carry Out – Alcoholic Beverages

## PROPERTY LOCATION & DESCRIPTION

**Location:** The subject property is located on the southwest corner of Louisiana Avenue and West South Boundary Street within the Country Charm Shopping Plaza.

**Property Size:** 0.208 acres

**Parcel:** Q61-400-080102030000

**Zoning:** C-3 Community Shopping

## BACKGROUND

Six Fifth's Distilling opened in 2019 as an eatery with craft spirits distilled on-site. As the business has grown, the applicant would like to establish a space where customers can come in to solely purchase the craft spirits without going through the restaurant.

## ANALYSIS

This particular Special Approval Use has a set of both specific and general requirements that must be met in order to approve the Use in the Community Shopping Zoning District. This location would utilize an existing unoccupied tenant space in the multi-tenant building located at this location. These requirements are as follows:

### SPECIAL APPROVAL USE

#### Specific Requirements

##### **Ch.1235.04(i) - Carry Out – Alcoholic Beverages**

1. The locations of such establishments shall not be nearer than one thousand (1,000) feet to any school, church or place of public assembly as measured from property line to property line.
2. Locations of such establishments that abut a residential district shall limit hours of operation from 8 a.m. to 11 p.m. daily.
3. Drive up window service shall be prohibited.

#### 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.

## **RECOMMENDATION**

The Planning and Zoning Deputy Administrator has reviewed the application for Special Approval Use for Six Fifth's Distilling at 122 W. South Boundary Street. It has been found that the applicant has met the necessary requirements to be granted a Special Approval Use for a "Carry Out – Alcoholic Beverages" at this location and therefore requests that the Planning Commission approve the Special Approval Use for Six Fifth's Distilling at 122 W. South Boundary Street.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Six Fifth's Distilling at 122 W. South Boundary Street. The applicant was not present. There was a brief discussion about the difference between hours of operation for a carry-out compared to a restaurant. There were no further comments or questions from the Commission, nor the public.

Mr. Lorenz moved to approve the Special Approval Use for Six Fifth's Distilling at 122 W. South Boundary Street. Seconded by Mr. Vela. Ayes: (6). Nays: (0).

### ***Preliminary Site Plan & Special Approval Use ProMedica PTN Headquarters 25970 N. Dixie Highway***

## **APPLICANT/OWNER/DEVELOPER**

Craig Pickerel  
PMBA Architects  
114 Louisiana Avenue  
Perrysburg, OH 43551

## **REQUEST**

Chapter 1260.05 – Preliminary Site Plan Review

Chapter 1250 – Site Design Standards  
Chapter 1225.08 – Land Use and Base Zoning District Table  
Chapter 1235.02(d) – SAU – Standards  
Chapter 1235.04(ww) – Transport and Trucking

## **PROPERTY LOCATION & DESCRIPTION**

The proposed project site is located on the northeast corner of State Route 25 and Jefferson Street. This property is immediately east of Levis Commons, and just south of Interstate 475. The site is comprised of 6.66 acres and is zoned I-1 (Light Industrial).

Adjacent zoning:

North – C-4 (Highway Commercial)  
East – I-1 (Light Industrial)  
South – PBP (Planned Business Park)  
West – C-4 (Highway Commercial), Perrysburg Township

## **ANALYSIS**

**Land Use** – The proposed Use has been reviewed and determined to be “Transport and Trucking”. This would require a Special Approval Use in the I-1 zoning district (see below).

**Dimensional Standards** – The proposed site plan shows an existing building that totals approximately 24,600 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 – 35’

The proposed site meets the requirements for maximum lot coverage (50%) and lot width (200’) but does not meet the minimum setback from Jefferson Street. The distance shown is approximately 55’.

**Access** – The property would be accessed from the current approach on to Jefferson Street on the southern side of the parcel. The current site plan shows an approach at approximately 55’ wide. As portions of this site are changing we would require that the approach conform to the maximum 35’ approach unless the applicant can demonstrate the 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(e)(a). The Code requires 1 space for every 450 square feet of usable floor area. By

that calculation 70 spaces would be required for 31,333 square feet, and 67 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 7 landscape islands that are shown on site which meets the minimum required.

**Parking Lot Landscape** – Please note that a minimum of six (6) percent of the total square footage for paved surface on-site will be required for parking lot landscaping.

**Site Landscape** – The overall site (the area of the site minus the parking lot area and building) is required to provide at least fifteen (15) 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.

**Street Trees** – A Street Tree Plan will be created for this property by the City's Street Tree Commission. The quantity of trees is determined by taking the frontage of the parcel, subtracting 35' (allowable driveway width) and dividing that length by 40' (the average spacing of street trees).

**Site** = approximately 114' frontage – 35' driveway = 79' divided by 40' = **2 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** – The photometric plan provided shows two types of down lit mounted LED lights. These lights appear to be mounted on the walls of the primary structure as well as under the canopy which would house the vehicles. Per chapter 1250.43, all lighting above 1000 lumens shall be permitted provided that the lighting be down lit. There appears to be very minimal light spillage out outside of the property.

**Sidewalks** – Public sidewalks are required across all frontages but not through the current apron.

**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:**

A Lot Split would need to be completed prior to the submission of a Final Site Plan as the areas of the second half of this parcel will be subject to review and will have impacts on landscaping percentages and lot coverage.

As the site is over one (1) acre, you will be required to have onsite detention but none is shown in the site plan.

This site does reside in the Corridor Overlay district, and there is a requirement to screen all front yard parking. This plan shows a proposed location of the wall, but said wall does not fully screen all front yard parking.

The chain link fence shown in the front yard of the property is not permitted and would need to be restricted to no further than the midpoint of the side of the primary structure or the rear of the structure. A variance would have to be obtained to allow for the location shown in side yard. Other types of 6' fencing are permitted past this midpoint and in the front yard with a variance from the Board of Zoning Appeals.

## **SPECIAL APPROVAL USE**

### **Specific Requirements**

#### **Ch.1235.04(ww) – Transport & Trucking**

1. Facilities shall be located so as not to create access problems for abutting uses and shall be located on an arterial street.
2. Outdoor lighting shall be shielded from abutting properties and public streets. Lighting fixtures shall not exceed a height of thirty (30) feet.
3. Repair facilities, if provided, shall only be conducted inside a building and all dismantled parts shall be stored inside a building or within an enclosed fence not less than eight (8) feet high on all sides of such storage area.
4. A required front yard shall not be utilized for parking of transportation vehicles.

### **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.

## **RECOMMENDATION**

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

1. Lot Split to be completed and recorded prior to the submission of the Final Site Plan.
2. The addition of a pedestrian walk way connecting the entrance to the public sidewalk.
3. Removing any chain-link fencing from the front yard and/or obtain a variance for a different style of six (6) foot fencing.
4. Extend masonry wall to screen all front yard parking along State Route 25.
5. Show details of where required detention pond is to be located
6. Reduce the size of the approach to a maximum of 35' or provide details of commercial vehicles accessing the property that would show the need for an approach larger than 35'.

The Planning and Zoning Deputy Administrator further recommends the approval of the Special Approval Use for ProMedica PTN Headquarters at 25970 N. Dixie Highway. It has been found that the applicant has met the necessary requirements to be granted a Special Approval Use for a "Transport and Trucking" at this location and therefore requests that the Planning Commission approve the Special Approval Use for the ProMedica PTN Headquarters at 25970 N. Dixie Highway.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary Site Plan and Special Approval Use for ProMedica PTN Headquarters at 25970 N. Dixie Highway. Craig Pickerel, PMBA Architects, Josh O'Neil, DGL Consulting Engineers, and Bill Bostleman, River Rock Property Group (Perry River LLC), were present on behalf of the application. Mr. O'Neil noted that the ambulances will not be dispatched from this location, that it's solely for storage and maintenance of the vehicles.

Mr. O'Neil continued to provide a response for the recommendations from the Planning and Zoning Deputy Administrator's Staff Report for this site, as noted below:

- (1) Mr. O'Neil stated that a lot split has been completed and recorded for this site.
- (2) Mr. O'Neil asked that the pedestrian walk-way be reconsidered, as ProMedica does not anticipate pedestrian traffic at this location. Mr. Lorenz asked where the pedestrian

walkway could be located, and Mr. O'Neil said that it could be installed on the corner of Jefferson Street where the old driveway was removed.

(3) Mr. O'Neil referenced the updated Preliminary drawing of the site (dated 12/09/2021) and said that the existing fencing in red will be completely removed. He added that the barbed wire portion of the fencing will be removed on the north-east corner of the property, and that new six (6) foot chain-link fencing is proposed along portions of the Preliminary Site Plan as denoted in blue. Mr. Easterling clarified that chain-link fencing is prohibited in the front yard and past the mid-point of the side yard, which is south of the south façade of the building. Mr. Bostleman confirmed that six (6) foot fencing in the front yard will need a variance from the Board of Zoning Appeals, and he said that he will address this issue with ProMedica.

(4) Mr. O'Neil said that there is a gas line easement that prevents them from extending the masonry wall further north along SR-25, as shown on the updated Preliminary Site Plan. Mr. Easterling asked if ornamental grass was allowed to be planted in this easement, and Mr. O'Neil said that he would have to determine which types of plantings are allowed in this easement. Mr. Bostleman said that he performed an exhaustive review of the easement today, and said that the language states that "no structures" are allowed in the easement, and that ornamental grass will be allowed to be planted. Mr. Easterling suggested that the ornamental grass will suffice as a screening wall until it hits the easement.

(5) Mr. O'Neil stated that the disturbed area for this site is under 1 acre (.92 acres to be exact), which does not trigger an Ohio EPA Requirement. He added that they will however submit drainage calculations, as well as disturbing as minimally as possible. Ms. Williams asked about the seventy-seven (77) percent reduction for the detention pond, and Mr. Easterling noted that it will be contingent upon a review from Public Utilities. Mr. O'Neil said that he has had preliminary conversations with Storm Water Technician, Lauren Rush, and Deputy Director of Public Utilities, Matt Choma, regarding this approach to the detention.

(6) Mr. O'Neil asked that the thirty-five (35) feet size reduction to the existing driveway be reconsidered so as not to disturb traffic on Jefferson Street. There was a brief discussion about the current access drive, and Mr. Easterling confirmed that it is fifty-five (55) feet wide. Mr. O'Neil said that he would need to perform a truck turning analysis to verify that a thirty-five (35) foot wide driveway would be functional for ProMedica. Mr. Bade said that he is in favor of allowing ProMedica to keep the existing fifty-five (55) foot wide driveway. He also asked about a concern with the width of the street.

Mr. Walters referenced the landscape island along the north side of the building, and noted that it is also in an easement. There was a brief discussion about the parking lot requirements for this site within the Corridor Overlay, and Mr. Bostleman said a curbed parking lot would be acceptable for this site. There was a brief discussion about the number of bays that are proposed for this site and whether this covers the entire fleet

and/or provides room for overflow. Mr. Bostleman confirmed that overflow of vehicles will be stored inside, and noted that this is a repair and maintenance facility. Mr. Wellstein asked about the green space calculation, and said that currently there is very little green space on site, and Mr. O'Neil added that they are proposing a majority of new landscaping shown in green on the north-east and south-east ends of the site. There were no further comments or questions from the Commission, nor the public.

Mr. Vela made a motion to approve the Preliminary Site Plan and Special Approval Use for ProMedica PTN Headquarters at 25970 N. Dixie Highway, based on the discussion tonight. Seconded by Ms. Williams. Ayes: Bade, Lorenz, Vela, Wellstein, and Williams (5). Nays: (0). Abstain: Pickerel (1).

***Preliminary & Final Site Plan  
Second Thought, LLC  
132 W. Second Street***

**APPLICANT/OWNER/DEVELOPER**

Matt DeWood  
ReDevelopers Ltd.  
1545 Holland Road, Suite K  
Maumee, OH 43537  
mattdeewood@yahoo.com

**REQUEST**

Chapter 1260.05 – Preliminary Site Plan Review  
Chapter 1260.08 – Final Site Plan Review  
Chapter 1250 – Site Design Standards

**PROPERTY LOCATION & DESCRIPTION**

The subject property is located on the south side of West Second Street, north of 3<sup>rd</sup> Street Market, and between Louisiana Avenue and Walnut Street to the west. The property in question is zoned C-2 (Central Business) and his property is surrounded by C-2 (Central Business) Zoning Districts with OS (Office and Service) districts to the north.

**ANALYSIS**

**Dimensional Standards** – The C-2 Zoning District does not have any setback requirements so this parcel is treated as a zero lot line property. The only dimensional requirement is that improvements cannot exceed a height of thirty-five (35) feet.

**Access** – The subject parcels are currently accessible from the entire frontages to the north, south and west.

**Parking** – The C-2 zoning district does not require on-site parking but the property does have access to the public parking lot immediately to the west and to the north.

**Parking Landscaping** – Parking lot landscaping is not a requirement in the C-2 district, however there is a public parking lot in the adjacent parcel to the west. Although this parking lot is not a part of this review, it does not meet the minimum requirements for landscape islands and has no other landscaping outside of grass areas.

**Site Landscaping** – C-2 zoning does not have a minimum landscape percentage requirement therefore no landscape plan is necessary.

**Street Trees** – A Street Tree Plan will be created for this property by the City's Street Tree Commission. The quantity of trees is determined by taking the frontage of the parcel, subtracting 35' (allowable driveway width) and dividing that length by 40' (the average spacing of street trees). The note to ask for the Commission to waive the Street Tree Requirements due to lack of space in the tree lawn, overcrowding, and above head power lines will be forwarded to the Street Tree Commission.

The Street Tree Commission, if determined trees are required, shall 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** – There are no additional signs proposed in this application but any future sign changes will require review and approval by the Historic Landmarks Commission as well as the Planning and Zoning Division for 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** – Photometric plan is not applicable.

**Sidewalks** – Sidewalks are shown across the frontage of the property.

**Waste Receptacles** – The plan shows a dumpster enclosure on the south side of the parcel. The enclosure is placed directly on the property line and the doors open over the alley. Chapter 1250.57 states that the waste receptacles shall be easily accessed by refuse vehicles without potential for damage to the enclosure or automobiles parked in designated parking spaces. The opening over the alley could create potential hazards for vehicles should the doors not be secured. This section of the Code also states that the base should be a minimum of 10' by 12'. The plan currently shows that 4' of the required base is in the City right-of-way (alley). In addition, the plan shows that bollards are to be placed exactly on the property line which could potentially cause damage to passenger vehicles as well as City vehicles that require access through the alley.

## **RECOMMENDATION**

The Planning and Zoning Deputy Administrator has reviewed the Preliminary and Final Site plan for Second Thought, LLC at 132 W. Second Street and is recommending that the Planning Commission deny the plan as submitted for the following reasons:

1. The location of the enclosure would be utilizing a public alley and right-of-way for access to the enclosed dumpster, not only opening across City property, but installing a portion of the required base in the City right-of-way.
2. Location of the enclosure and bollards in relation to the property lines has the potential to damage vehicles passing the enclosure and trying to access the receptacle inside.
3. The dumpster enclosure alone would not provide enough space for a trash receptacle and grease trap or enough volume to support all Third Street Market businesses.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary & Final Site Plan for Second Thought, LLC at 132 W. Second Street. Matt DeWood, 3<sup>rd</sup> Street Market LLC, was present on behalf of the application and added that 132 W. Second Street has been kind enough to share their dumpster with Rosaria's at 135 W. Third Street. Mr. Easterling noted the updated site plan that was submitted prior to this meeting and added that Recommendation (3) will still apply. There was a brief discussion about the updated location of the dumpster enclosure, and Mr. DeWood confirmed that the dumpster enclosure setup will be the same as Inside the Five Brewing Co. at 127 W. Third Street. There were no further comments or questions from the Commission, nor the public.

Mr. Lorenz made a motion to approve the Preliminary & Final Site Plan for Second Thought, LLC at 132 W. Second Street. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

## ***Zoning Ordinance Review***

### ***Chapter 1250.41***

### ***Storage of Recreational Equipment or Trailers***

At the October 2021 meeting of the Planning and Zoning Committee of Council a resident spoke about a concern he had regarding the ordinance that allows residents to park recreational equipment on their properties. The resident provided the attached pictures to the committee and requested they consider amending the ordinance to allow for either a shorter storage period or adding language that would require this type of equipment to be parked/stored in a rear yard rather than in a driveway throughout the year.

## **Current Ordinance:**

Ch. 1250.41

(a) The parking or storage of any recreational equipment or trailer in any residential district shall be subject to the following:

(1) Between April 1st and October 31st of each calendar year recreational equipment or trailers may be stored in a front yard, side yard or a rear yard. If stored in a front yard or side yard the recreational equipment or trailer must be parked on an impervious and dustless surface and located not closer than five (5) feet to any lot line.

(2) Between November 1st and March 31st of each calendar year recreational vehicles and trailers must only be stored in a rear yard and not located closer than five (5) feet to any lot line. The parking of recreational equipment and trailers during this time in a rear yard does not require the recreational equipment or trailer to be parked on an impervious and dustless surface. (Ord. 10-2018. Passed 2-6-18.)

The task of the Planning Commission is to review the current code requirement to see if any changes are warranted.

Mr. Walters reviewed the above Staff Report regarding the Zoning Ordinance Review of Chapter 1250.41 – Storage of Recreational Equipment or Trailers. The Commission discussed the current ordinance with respect to time limit, enforcement, location of the recreational equipment and/or trailers. Ms. Williams said that she recalled the previous review of this Code language in 2018, and that she does not see the issue. Mr. Lorenz asked how often complaints are received regarding this issue, and added that he is in favor of leaving the language as it's currently written. Mr. Walters clarified that he would like to report back to the Planning & Zoning Committee of Council with a clear understanding from the Planning Commission. Mr. Bade said that he understands the concern, and asked if shortening the dates would make an impact on the situation. Mr. Pickerel and Mr. Vela said that they were in favor of City Council reviewing new Code requirements and language. Mr. Wellstein noted that an updated Code Amendment will be difficult to enforce, and Mr. Lorenz encouraged the minutes from 2018 be reviewed to provide further insight. There were no further comments or questions from the Commission, nor the public.

Although the Planning Commission did not hold a formal vote, two (2) members were not in favor of making changes to the Code as it is currently written and the remaining four (4) members in attendance were in favor of hearing Planning & Zoning Committee's thoughts regarding a proposed Code Amendment to Chapter 1250.41.

## **OTHER BUSINESS**

### ***Special Approval Use Wright Tire & Auto 26914 Eckel Road***

Mr. Walters confirmed that there is no new proposal for the Planning Commission to react to since the last meeting, on October 28, 2021. He added that he had received a phone call earlier in the week from a contractor asking about setbacks for this site, and that he has not received any feedback or proposals since. The Commission agreed that Mayor Mackin and Mr. Walters were clear with the expectations that had been previously requested of the applicant on October 28, 2021. Mr. Walters suggested that the Planning Commission consider that the Law Director, Kate Sandretto, provide the business with a cease and desist letter for a portion of the business that is in violation, specifically the outdoor storage of vehicles. There was a brief discussion about the lack of an Occupancy/Use Permit for this property from the City, and about the options that accommodate a cease and desist notification to the property owners.

### ***Orleans Park Parking Lot Improvements***

Mr. Walters clarified that this discussion is more of an informational item for the Planning Commission, and shared the proposed site plan update for Orleans Park to make the parking lot more attractive for use and to bring it up-to-date with the City Code. He added that this project is planning on going out for bid within the next few weeks. There was a brief discussion about the curbing of the parking lot, future drainage, and the steep incline onto Maumee Western Reserve Road. Ms. Williams confirmed that there will be trees planted in the landscape islands, and Mr. Bade noted that he is concerned with the run-off calculations for this scope of work. Mr. Walters added that he believes that Storm Water Technician, Lauren Rush, and City Engineer, Brian Thomas, have worked together on this proposal thus far. Ms. Williams noted that she takes issue with the fact that it did not come before the Planning Commission for review sooner. The Commission noted that they are concerned with the City's lack of lighting details, curbing details, storm water/drainage calculations, and trees.

There being no further business, the meeting adjourned at 8:44 p.m.

Respectfully submitted,

Heather Alfaro