

PLANNING COMMISSION MEETING

October 28, 2021

The meeting was called to order at 7:01 p.m. by Chairman John Wellstein. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Craig Pickerel, Rob Vela Jr., and John Wellstein (6). Becky Williams was absent (1). Also present was Brody Walters, Planning and Zoning Administrator. Andy Lorenz left the meeting at 7:30pm.

APPROVAL OF MINUTES

Mr. Lorenz moved to approve the minutes of the September 30, 2021 meeting as written. Seconded by Mayor Mackin. Ayes: Lorenz, Mackin, Vela, and Wellstein (4). Nays: (0). Abstain: Bade and Pickerel (2).

ADMINISTRATOR'S REPORT

No report.

***Rezoning Request
OS (Office and Service) to C-4 (Highway Commercial)
24397 N. Dixie Highway***

APPLICANT/OWNER/DEVELOPER

Kyle Jurgenson (representative)
Miller Diversified Realty
1656 Henthorne Dr. Suite 200
Maumee, OH 43537
kjurgenson@millerdiversified.com
O: (419)-877-7777 ext. 219

Kyle Scofield (owner)

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the west side of N. Dixie Highway (SR25) several parcels south of Five Point Road. The parcel is currently zoned "OS" Office and Service and the proposed zoning category is "C4" Highway Commercial."

Adjacent zoning:

1. North: "OS" – residential home
2. East: "A1" – Agricultural (vacant)
3. South: "RM" – Southview Estates Mobile Home Park
4. West: "RM" – Southview Estates Mobile Home Park

The area of this proposed property is approximately 45,102 SF or 1.04 acres.

BACKGROUND

No information on file.

ANALYSIS

The City recently began the process of updating its Land Use Plan and while the final plan has not yet been adopted by the City, the initial draft has indicated a proposed use classification of "Commercial Mixed Use." This classification is not anticipated to change as part of any upcoming revisions or amendments.

Per Ch. 1220.03:

C4 zoning is defined as areas fronting on major highways and utilized for all types of businesses, especially those that serve the traveling motorist and patrons throughout the community.

The included attachment indicates the permitted and Special Approval Uses in each of these two categories.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment from OS (Office and Service) to C-4 (Highway Commercial) for 24397 N. Dixie Highway.

Further, it is recommended that a Public Hearing be set before City Council for December 7, 2021 at 6:25 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from OS (Office and Service) to C-4 (Highway Commercial) for 24397 N. Dixie Highway. Kyle Jurgenson, Miller Diversified Realty, was present via AT Teleconference System, and added that C-4 zoning is the highest and best use commercially down SR-25. Mr. Pickerel asked if there were any comments received from neighboring properties, and Mr. Walters confirmed that none were received. There were no further comments or questions from the Commission, nor the public.

Mr. Lorenz made a motion to recommend approval of the Rezoning Request from OS (Office and Service) to C-4 (Highway Commercial) for 24397 N. Dixie Highway, and that a Public Hearing be set for December 7, 2021 at 6:25pm. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

***Preliminary & Final Site Plan
Commercial Multi-Tenant Building
(SR-25 & Lincoln Boulevard)***

***Parcel #s Q61-400-180303006000, Q61-400-180303005000,
Q61-400-180303004000, Q61-400-180303003000,
Q61-400-180303002000, Q61-400-180303001000,
Q61-400-180303025000, Q61-400-180303024000,
Q61-400-180303023000, Q61-400-180303022000,
Q61-400-180303021000***

APPLICANT/OWNER/DEVELOPER

Van Horn Hoover & Associates
3200 N. Main St.
Findlay, OH 45840
(419) 423-5630

Green Sweep Inc.
10720 Airport Highway
Swanton, OH 43558

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the south side of Lincoln Boulevard, directly east of the Taco Bell, and the Lincoln Boulevard and SR-25 intersection. The parcels included in this request are: Q61-400-180303006000, Q61-400-180303005000, Q61-400-180303004000, Q61-400-180303003000, Q61-400-180303002000, Q61-400-180303001000, Q61-400-180303025000, Q61-400-180303024000, Q61-400-180303023000, Q61-400-180303022000, Q61-400-180303021000 which together contain approximately 0.614 acres of property that are zoned C-4 (Highway Commercial).

Adjacent zoning:

North – Residential (Perrysburg Township)

East – Residential (Perrysburg Township)

South – C-4 Highway Commercial (AAA Tire & Auto)

West – C-4 Highway Commercial (Taco Bell)

ANALYSIS

Land Use – The proposed Use has not been defined as no end user of the building has not yet been disclosed. Depending on the Use, this property may require a Special Approval Use from the Planning Commission at a future date.

Dimensional Standards – The proposed Site Plan shows a multi-tenant commercial building across two parcels. The setbacks that will apply to this project site are as follows:

Front Yard – 50’

Rear Yard – 30’

Side Yard (min.) – 10’

Max Height – 35’

The Site Plan meets and exceeds the minimum setback distances required.

Access – The proposed two access drives to the property are shown to be from Lincoln Boulevard and Gloria Street.

Parking – The proposed Site Plan indicates eighteen (18) standard parking spaces (10’x20’). This quantity of parking will serve customers, employees, and inventory. The provided parking is expected to meet the standard set forth in Chapter 1250.03(c)(i) which would require a minimum of eleven (11) spaces. The drive-through also meets the minimum standard set forth in 1250.03(c)(g).

Landscaping – 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. The applicant has provided a Landscape Plan with a calculation of 10,256 (combined square footage). The minimum required for overall site landscaping is 1,272.8 SF. This plan was not sign and stamped by a Landscape Architect per the requirements. The amount of landscaping calculated looks to not match the document. According to the calculation, the amount of landscaping would equal half of the size of the combined lots.

Parking Lot Landscape – The Code generally requires parking areas of project sites to be landscaped in accordance with a minimum percentage. The minimum percent in C-4 zoning districts is 6%. The proposed plan shows 11,153 SF of parking area with 914 SF of landscaping within the parking lot. This would equate to 8.2% of the parking lot which exceeds the requirement. In addition, all islands meet the minimum size and shade tree requirements.

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.

Lighting – A Lighting Plan schedule and photometric has been provided. The site features wall mounted LED wall sconce and single pole LED lighting in the parking lot with minimal light spillage outside of the property. The single pole LED lighting details were not provided, but are required to be limited to a maximum of 30’. Chapter 1250.43(a)(3) states exterior lighting that is in excess of 1,000 lumens must be down lit.

Building Elevations and Materials – The proposed building is composed almost entirely of brick (founders block). Although building material percentages were not provided, the building shows an overwhelming majority use of brick which is a permissible up to 100% of the building making the materials listed compliant with the minimum standards.

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, size, and distance from property lines. A variance may be required for the distance from the sign to the property lines, but shall be reviewed upon submission of sign permits to the Planning and Zoning Division.

Sidewalks – Public sidewalks are required and shown across all frontages on the Site Plan and leading from the public walk to the front entrances of the building.

Waste Receptacles – The Site Plan indicates an outdoor trash receptacle located in the front north eastern corner of the property. The receptacle is shown to be fully enclosed and screened by plant materials. As this property has no rear yard, the proposed plantings would provide addition screening from public view.

General Engineering – The applicant shall submit and obtain City of Perrysburg Construction Review approval for drainage calculations and general engineering prior to a zoning permit being issued. Additionally, a Pre-Construction meeting must be conducted prior to the issuance of any zoning permit.

RECOMMENDATION

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

1. Landscaping Plan signed and stamped by a Landscape Architect be provided to the Planning and Zoning Administration for Administrative approval with all calculations and planting details verified.
2. Provide additional lighting details (heights, lumens, etc.) for Administrative approval.
3. Provide both documents prior or concurrent with Construction Review submission.
4. Owner agrees to combine 11 parcels into 1 parcel.

Mr. Walters reviewed the above Staff Report regarding the Preliminary & Final Site Plan for a Commercial Multi-Tenant Building along SR-25 and Lincoln Boulevard, on Parcel #s: Q61-400-180303006000, Q61-400-180303005000, Q61-400-180303004000, Q61-400-180303003000, Q61-400-180303002000, Q61-400-180303001000, Q61-400-180303025000, Q61-400-180303024000, Q61-400-180303023000, Q61-400-180303022000, and Q61-400-180303021000. Jeff Rinehart, Van Horn Hoover & Associates, was present on behalf of the request. Mr. Bade noted that there are portions of chain link fencing shown on the plans near the detention ponds, and Mr. Walters clarified that chain link fences are not allowed in front yards. There was a brief discussion about the width of the streets along Lincoln Boulevard and Gloria Street, and Mr. Bade noted that increasing the load could be problematic logistically. Mr. Vela confirmed that Mr. Rinehart is in agreement with the recommendations from the Planning and Zoning Division. Mr. Pickerel asked if consideration had been given for a second drive lane in the event that a vehicle breaks down, and Mr. Rinehart noted that the site is not very wide, but that they can take a look at that. Mr. Walters noted that this is a challenging site, and that the dumpster enclosure needs to be relocated as it is currently planned for the front yard (this site has two front yards). Mr. Walters added that he was contacted by neighboring property owner Carl Alder, 12492 Gloria Street, and Mr. Alder stated that his property is for sale. Mr. Walters added that at this time his recommendation for this site plan has changed due to the issues discussed tonight. He said that it is his recommendation to deny the Preliminary and Final Site Plan to give the City time to react to the City right-of-way and width of the existing road, for the dumpster enclosure to be addressed and oddities of the site, and to provide more flexibility for user and owner experience. There were no further comments or questions from the Commission, nor the public.

Mr. Bade moved to deny the Preliminary & Final Site Plan for a Commercial Multi-Tenant Building along SR-25 and Lincoln Boulevard, on Parcel #s: Q61-400-180303006000, Q61-400-180303005000, Q61-400-180303004000, Q61-400-180303003000, Q61-400-180303002000, Q61-400-180303001000, Q61-400-180303025000, Q61-400-180303024000, Q61-400-180303023000, Q61-400-180303022000, and Q61-400-180303021000. Seconded by Mr. Vela. Ayes: (6). Nays: (0).

***Rezoning Request
R3 (Single-Family Residential) to R5 (Two-Family Residential)
Parcel Q61-100-240001001002 (o Steeple Chase Lane)***

APPLICANT/OWNER/DEVELOPER

Cory Kuhlman
Perrysburg, OH 43551

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the south side of Roachton Road, immediately west of Steeplechase Lane. The property has frontage on both streets. The parcel is currently zoned “R-3” Single-Family Residential and the proposed zoning category is “R-5” Two-Family Residential.”

Adjacent zoning:

1. North: “PBP” / “C1” – Levis Commons / Law office
2. East: “RM” – Insurance agency
3. South: “R3” – Single-Family Horseshoe Bend subdivision
4. West: “OS” – Residential conversion into a gym and office

The area of this proposed property is approximately 29,414 SF or .675 acres.

BACKGROUND

This lot was formerly part of Horseshoe Bend Lot 1. The applicant has successfully split this northern portion off from the southern half which contains the existing residential unit. The northern portion of former lot 1 now contains only vacant land and a private retention pond. Additionally there is a recorded Anti-Vehicular Access Easement (AVAE) along the Roachton Road frontage of the property and also on approximately the northern half of the frontage of Steeple Chase Lane.

ANALYSIS

Current land use plans did not consider the redevelopment of this lot due to its inclusion into the Horseshoe Bend subdivision (an established residential development). The applicant has proposed R5 zoning for this parcel which would allow for a Two-Family Residential unit (duplex) to be constructed. Examination of the zoning lots both east and west of this site indicate several RM (Multi-Family) parcels on the south side of Roachton

Road. This is most obvious in the area north of the Perrysburg High School where there are several Multi-Family Residential units that have been developed.

Per Ch. 1220.03:

R5 zoning is defined as areas intended to provide areas for Two-Family dwellings.

The included attachment indicates the permitted and Special Approval Uses in each of these two categories.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment from R3 (Single-Family Residential) to R5 (Two-Family Residential) for Parcel Q61-100-240001001002 (O Steeple Chase Lane).

Further, it is recommended that a Public Hearing be set before City Council for December 7, 2021 at 6:20 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from R-3 (Single-Family Residential) to R-5 (Two-Family Residential) for Parcel Q61-100-240001001002 (O Steeple Chase Lane). Cory Kuhlman was present on behalf of the application, and added that the property has been for sale and that it is a unique lot with the pond. He said that he hopes to build a nice duplex without having to remove the pond, with a driveway off of Steeple Chase Lane. He noted that he offered the lot back to sale to the Developer and to the current owners of the adjacent property at 3102 Steeple Chase Lane. There was a brief discussion about permitted uses within R-3 and R-5 zoning districts. Mr. Vela confirmed that the lot remains in the Horseshoe Bend subdivision, and Mr. Walters noted that there are existing duplexes along Horseshoe Bend Drive within the southern end of the subdivision. There was a brief discussion about the existing pond, and Mr. Kuhlman noted that the pond is scenic in nature and purely aesthetic based on the research that he conducted. Mayor Mackin noted the existing median on Steeple Chase Lane and the affect that it could have on traffic.

Dave Baz, 1822 Horseshoe Bend Drive, was present and expressed his disagreement of rezoning the property, and added that the neighborhood does not want the additional changes.

Raja Ravi Chandra Gorapalli, 3102 Steeple Chase Lane, was present and said that he lives next door to the property in question and that he opposes the request. He said that he was unaware of the proposed rezoning when he purchase Lot 1 from Mr. Kuhlman.

Lucas Budd, 3116 Steeple Chase Lane, was present and added that he is concerned with the boulevard on Steeple Chase Lane and how further development could change the

streetscape of the front of the neighborhood. He also mentioned stand-alone zoning if the request were to be approved.

There was a brief discussion amongst the Planning Commission with regards to the boulevard on Steeple Chase Lane. Mr. Kuhlman said that it is his intent to preserve the entry of the lot, and to leave the white fence and neighborhood sign as is. He added that it is also his plan to construct a multi-family dwelling on the lot; the duplex would face Roachton Road, and a tree line would serve as a buffer between the neighboring properties. Mr. Kuhlman said that a garage for the duplex would alleviate the need for any on-street parking concerns, and added that he prefers to leave the pond as it exists. There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to deny the Rezoning Request from R3 (Single-Family Residential) to R5 (Two-Family Residential) for Parcel Q61-100-240001001002 (0 Steeple Chase Lane), and that a Public Hearing be set for December 7, 2021 at 6:20pm. Seconded by Mr. Pickerel. Ayes: Bade, Mackin, Pickerel, Vela, and Wellstein (5). Nays: (0).

OTHER BUSINESS

Special Approval Use Wright Tire & Auto 26914 Eckel Road

Mr. Walters confirmed that there is no proposal for the Planning Commission to react to since the last meeting, on September 30, 2021. Meredith Moon, Wright Tire & Auto, 26914 Eckel Road, was present and said that she thought that they were going back to the former category in the Land Use Chart as previously discussed. Mr. Walters clarified that the City is only interested in creating a new category when it's needed. Mayor Mackin noted that the property was sold as an unfit use and that there is no resolution in the Code as the existing use for Wright Tire & Auto at 26914 Eckel Road. There was a brief discussion about the outdoor storage on the property, and Mr. Walters noted that the concerns are with the damaged vehicles sitting out front on the property and the overflow of the business from their indoor storage as it currently exists. Mr. Bade stated that Wright Tire & Auto needs to plan for the use of this property and communicate accordingly with the Planning & Zoning Division. There was a brief discussion about the proposed Special Approval Use, and Mr. Vela noted that this property does not meeting the five (5) acre minimum. Mr. Walters clarified that the abandoned vehicles that are currently stored outdoors is a deal breaker, and that the outdoor storage area needs to be discontinued or the existing building needs to be expanded. Mr. Walters asked Ms. Moon to contact an engineer or an architect regarding their property, and then asked that the appointed engineer and/or architect contact Mr. Walters to further discuss how to make the use acceptable as the Code is concerned. Mayor Mackin said that it's necessary to get

assurance that there is movement on a plan with Wright Tire & Auto going forward, and Ms. Moon said that they can get the plan rolling. She added that she did not understand the direction from the last meeting in September.

There being no further business, the meeting adjourned at 8:31 p.m.

Respectfully submitted,

Heather Alfaro