

PLANNING COMMISSION

OCTOBER 27, 2016

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Tom Forquer, Seth Hudson, Eric Nicely, Mayor Olmstead and John Wellstein (6). Also present were Karlene Henderson, Law Director, Brody Walters, Planning and Zoning Administrator and Mark Easterling, Zoning Inspector.

Approval of Minutes

Mr. Forquer moved to approve the minutes of the September 29, 2016 meeting. Seconded by Mr. Hudson. Ayes: Carry, Forquer, Hudson, Olmstead, and Wellstein (5). Nays: (0). Abstain: Nicely (1).

Administrator's Report

Mr. Walters stated that developer Steve Mitchell would like to speak to the Commission during Other Business regarding some property he is looking at developing.

Preliminary and Final Site Plan

Zippy's Car Wash

27375 Carronade Drive

APPLICANT/OWNER/DEVELOPER

Mike McGahee
Triple C Development
200 Armory Road
Centre, AL 35960

Michelle Roberge P.E.
Burkhart Engineering
28 North Cherry St.
Germantown, OH 45327

James Faulkner R.A.
Matrix Architects
249 Wayne Ave.
Dayton, OH 45402

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

Location: The subject parcel is located on the north side of Carronade Drive, between Inn Lane and Hulls Trace Drive. Neighboring uses include; Panera Bread, Econo-Lodge Hotel, Candlewood Suites Hotel and the proposed Holiday Inn & Suites.

Property Size: .888 total acres

Parcel: Q61-400-090105001010

BACKGROUND

This property was previously an operating car wash business. The business has not been operated in many months due to changing ownership.

ANALYSIS

The applicants have provided the necessary documents to conduct both a preliminary and final site plan review.

Preliminary Site Plan

- **Zoning:** C4 (Highway Commercial) (NOT within the corridor overlay)
- **Setbacks** (minimums): Front: 50 ft.
Side (each): 10 ft.
Rear: 30 ft.
- **Adjacent Zoning/Uses:**
All adjacent uses are currently zoned commercial, either C-4 or C-3.
- **Land Use(s):** Auto Wash (Special Approval Use). It is not recommended to require an additional/new application for Special Approval Use due to the continuation of the previous use. Additionally, after reviewing the proposed site plan changes it was determined the site would remain in compliance with the specific requirements of Ch. 1235.04(g)(1-8).
- **Site Layout:** The applicant proposes to utilize the existing building, reorganize and expand the parking facilities and add a loading/stacking lane for the car wash entry. Some areas of existing pavement are also proposed to be restored back to grass or planting areas.

Final Site Plan

- **Parking:** The reworked parking lot configuration shows 23 onsite parking spaces. Per Ch. 1250.03(c)(a) the required number of onsite parking spaces is 21 plus one for each employee (the number of employees has not been provided).

- **Landscape Islands:** The current site has virtually no landscaped areas. The proposed site plan indicates that the existing parking lot would be retrofitted with landscape islands but these islands are shown to be significantly undersized. The standard island size is 10' x 20' or roughly the size of one parking space.
- **Parking Lot Landscape:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of parking lot landscaping, 534 SF of landscape is needed. The plan indicates that 982 SF has been provided.
- **Site Landscaping:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of overall site landscaping, 2,978 SF of landscape is needed. The plan indicates that 3,015 SF has been provided.
- **Street Tree Plan:** The applicant has provided a street tree plan that has been forwarded to the Dept. of Public Service for review by the Street Tree Commission.
- **Signage:** Any request for signage will be reviewed by the zoning inspector in accordance with Ch. 1250.29 prior to the issuance of any sign permits.
- **Lighting:** A photometric plan has been supplied for this site showing the light effect of 3 proposed light poles and 5 wall pack lights. The light photometric plan shows that the light is concentrated within the site and there is little to no light spillage outside of the property. The height of the light poles is not indicated on the plan but lighting fixtures cannot exceed a height of 30' within this zoning district.
- **Building Materials:** The existing building is legal non-conforming with the current code requirements of Ch. 1250.48. The applicant wishes to update and improve the current building by resurfacing it with two-tone EIFS featuring a water table (on 3 sides). The back side of the building is concrete block and that is only proposed to be re-painted. The code does set a maximum building percentage for EIFS coverage in this district at 50%. Although a specific coverage percentage has not been provided, it is clear from the elevations that this percentage is proposed to be exceeded. The architect should be prepared to answer why the percentage of EIFS has exceeded the allowable percentage.
- **Dumpster Enclosure:** The dumpster enclosure is proposed to be located in the front yard of the carwash. Per Ch. 1250.58 "Waste receptacles shall be located in the rear yard or non-required side yard, and shall be as far away as practical, and in no case less than twenty (20) feet, from any residential district and placed in such a way that they are not easily damaged by the refuse vehicle. The location and orientation of the waste receptacle and enclosure shall minimize the potential for the waste receptacle to be viewed from a public street or adjacent residential district." It is recommended to require the relocation of the trash enclosure. Assuming most private trash collection occurs during early morning hours or after

the car wash would be closed, it would seem to be more appropriate to locate the dumpster in the yard area next to the “exit” end of the building. The materials of the dumpster enclosure are of good quality and have an acceptable appearance. Other than location, all other aspects of the enclosure appear to be acceptable with the code requirements.

- **Sidewalks:** Public sidewalks are already present across the road frontage. During initial conversations about this project it was required that a multi-use path be installed in place of the existing sidewalk. After further review the city has determined a better route for the multi-use path and no longer desires to have the existing concrete driveway replaced with a multi-use path. However, it shall still be required to install a concrete sidewalk through the existing asphalt entrance drive. (The new route for the multi-use path is planned to go along Carronade Drive to Hulls Trace and then along the south side of Lake Vue Drive out to Route 20.)
- **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 zoning permits.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed all provided information and recommends approval of the preliminary and final site plan subject to the following changes or modifications:

1. Landscape islands size to be increased to meet 10' x 20' size for code compliance as well as the health of the tree that will occupy this space.
2. Light fixtures not to exceed 30' in height.
3. Building material percentages to meet requirements of Ch. 1250.48 unless convincing and practical reasons are given for not meeting this requirement.
4. Dumpster enclosure to be relocated to the area of existing grass near the “exit” end of the building.
5. The multi-use path should be removed from the plans and the existing sidewalk should remain.
6. A concrete sidewalk should be installed through the driveway at a minimum depth of 6”.

It is very obvious from the review of the plans that the owner, engineer and architect put forth a good effort to bring a non-conforming property up to current requirements despite some minor issues listed above. On behalf of the Planning and Zoning Division as well as the Planning Commission I'd like to thank you for your efforts.

Mr. Walters reviewed the above Staff Report. He added that the site plan shows access to Carronade Drive using the existing driveway. To the left of the driveway is Inn Lane which is a 60' right of way. Ramesh Patel, developer of the proposed Holiday Inn and Suites that will be built adjacent to the car wash, is under contract with the City to purchase that right of way. Once the purchase is completed, Mr. Patel will file a final site plan amendment and then once the driveway is installed within the current right-of-way, Zippy's will eliminate the existing driveway and will connect with Mr. Patel's driveway. Mr. Wellstein asked what the motivation for this is. Mr. Walters said that Mr. Patel wants the driveway further to the east to accommodate the drop-off/pick-up area of the hotel. For Zippy's it will provide additional cueing space. Mr. Walters added that if Zippy's does not move their driveway, Mr. Patel could not install the driveway on Inn Lane because of the code restriction regarding distance between driveways.

Jonathan Burkhardt of Burkhardt Engineering was present on behalf of Zippy's. Mr. Burkhardt said that with regards to the landscape islands being 10' x 20' instead of 6' x 20', the site is pretty tight so they are requesting that the landscape islands remain as is except on the west side of the property. He said that the light fixtures will be 18' – 22', well below the maximum. He stated where on the plans it lists the building material percentages and said that they are not meeting the requirements on a side by side basis, but they are meeting it as a whole for the building. He added that the architecture provided is in keeping with the surrounding area. He said they are willing relocate the dumpster to the southwest corner of the property. Their hours will be 9 a.m. to 9 p.m., seven days a week with roughly two employees per shift. He said that they will remove the multi-use path from the plans and a sidewalk at least six inches in depth will be installed through the driveway.

There was discussion regarding how the number of required parking spaces is calculated. Several Commission members agreed that the required twenty-three spaces seems excessive. There was discussion regarding the shared driveway and the timing of it relative to approval of this final site plan. Ms. Henderson expressed concern about the upcoming sale of the City owned right of way to Mr. Patel without assurance that the existing driveway at Zippy's will be vacated. There was discussion regarding delegating the authority to approve or disapprove a revised final site plan to the Planning and Zoning Administrator.

Mr. Hudson moved to approve the Preliminary and Final Site Plan with the following conditions: the landscape islands increase in size to 10' x 20', the light fixtures be limited to 30' in height, building material percentages meet the requirements of Ch. 1250.48, the dumpster enclosure be relocated to the area of existing grass near the "exit" end of the building, the multi-use path be removed from the plans and the existing sidewalk remain, the number of parking spaces be reduced by two to 21 to allow for the increased landscape areas, a concrete sidewalk at a minimum depth of six inches be installed through the driveway, and that review of the revised site plan indicating the final and permanent access as the shared driveway on Inn Lane be delegated to the Planning and Zoning Administrator. Mr. Carry seconded and it was unanimously approved.

OTHER BUSINESS

Steve Mitchell, developer, and Greg Feller, Feller Finch & Associates, were present to get a feel from the Planning Commission regarding property that is zoned single family residential and is adjacent to Harbor Town which is zoned Planned Business Park. Mr. Mitchell said that he is interested in getting a transitional area so the single family residential is not next to the Planned Business Park. This area previously had a CDP (Community Development Plan) as part of the preliminary plat, but that preliminary plat was not renewed. Mr. Mitchell said that he is envisioning one story units like Briarfield Cove. Mr. Hudson asked where access from this area would come from. Mr. Mitchell said that until Ridge Stone Builders continue the road in Horseshoe Bend the only access is from Five Point Road. There was some discussion regarding a PUD but Mr. Walters said that he does not believe that this project would meet the give and take criteria of a PUD. Mayor Olmstead stated that rezoning to multi-family will be a challenge because they always hear that at least there isn't any more multi-family zoned property. Mr. Mitchell said if the concern is for the schools this type of product will not attract kids. Mr. Forquer said that he understands the Mayor's concerns because he too hears the comments about multi-family zoning. Mr. Wellstein said that he understands the need for a buffer but doesn't like the idea of multi-family zoning. Mr. Mitchell said that they like having pocket parks in their subdivisions and would like a walking trail around the apartments and into the open space. The idea was that the two open spaces would connect. Mayor Olmstead asked if a pocket park is consistent with the City's desire. Mr. Mitchell said that the Homeowners' Association would maintain the parks. Mayor Olmstead said that he believes there is a general consensus that we already have enough multi-family zoning.

There being no further business, the meeting adjourned at 8:23 p.m.

Respectfully submitted,

Mary Jo Sutton