

PLANNING COMMISSION

OCTOBER 26, 2017

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, Andy Lorenz, Eric Nicely, Mayor Olmstead and John Wellstein (7). Also present were Karlene Henderson, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

Approval of Minutes

Mr. Forquer moved to approve the minutes of the September 28, 2017 meeting. Seconded by Mr. Carry. Ayes: Carry, Forquer, Hudson, Lorenz, Olmstead, and Wellstein (6). Abstain: Nicely (1).

Administrator's Report

Mr. Walters reported that the next meeting is scheduled for December 14, 2017, and the rezoning of Five Point Road, which was on the agenda for this meeting, has been deferred to the December meeting.

Preliminary Site Plan Perrysburg Fire Division – 2nd Station 26082 Fort Meigs Rd.

Preliminary Site Plan Checklist

Project Name: Perrysburg Fire Division – 2nd Fire Station
Location: 26082 Fort Meigs Rd.
Zoning: I2 (General Industrial) in Perrysburg Township
Applicant(s): City of Perrysburg (Bridgette Kabat – City Administrator)(Rudy Ruiz – Fire Chief)
KZF Design, Inc. (Mark Shoemaker)
The Collaborative (Christopher Jarrell)
Land Use: Public Service Facility
Parcel(s): P60-100-130000022000
Request: Preliminary Site Plan Review

Preliminary Site Plan

Applications shall require the following items:

- 1) 12 copies of submission application
- 2) 12 copies of preliminary site plan at a scale of not less than 1:100
- 3) Preliminary site plan must include or identify;
 - a. Project description
 - b. Survey including property dimensions
 - c. North arrow
 - d. A scaled plan showing the location of all existing and proposed buildings/structures

- e. Topography at two foot intervals
- f. Significant vegetation
- g. Watercourses, bodies of water, detention/retention facilities
- h. Rights of Way
- i. Easements
- j. Setbacks
- k. Existing and Proposed Uses
- l. Name and address of firm preparing the plans
- m. Impact Assessment (if specifically asked for)

Preliminary Site Plan Checklist

Land Use		Permitted	Special Approval	Not Permitted
1225.08	Land Use Type	x		
Dimensional		Compliant	Non-Compliant	Not Applicable
1230	Front Setback 60'	x		
1230	Side Setback 25' each	x		
1230	Rear Setback 40'	x		
1230	Lot Coverage 60%	x		
1230	Height 45' max	x		
1230.03(a)	Height Variance from BZA			x
1230.03(b)	Features above max height (exemptions)			x
Parking		Compliant	Non-Compliant	Not Applicable
1250.02(t)	Parking Lot Location	x		
1250.02(r)	Parking Relief			x
1250.03	Parking Quantity	See letter		
1250.05(b)	Parking lot design/layout	x		
1250.05(f)	Location of Driveways	x		
1250.06(a)(7)	Parking Lot Surface Material	x		
1250.06(b)	Parking Space Sizes	x		
Landscape		Compliant	Non-Compliant	Not Applicable
1250.17(c)	Planting areas dispersed through parking lot	x		
1250.19(b)	5' landscape strip between parking lot and P/L	x		
1250.19(d)	Landscape island = 1 per ea. 10 parking spaces	x		
1250.20	10' landscape strip between R/W and parking	x		
Drives & Access		Compliant	Non-Compliant	Not Applicable
1250.51(a)	Driveway access onto public or private street	x		
1250.51(a)(2)	Drives enter perpendicular	x		
1250.51(a)(6)	Driveway – at least 100' from an intersection	x		
1250.51(a)(6)	Driveway – at least 80' from other driveways			x
1250.51(c)	Driveway – alignment with existing drives	x		
Sidewalks		Compliant	Non-Compliant	Not Applicable
1250.56(a)	Sidewalks across all frontages	x		
1250.56(a)	Sidewalks from R/W to entrance	x		
1250.56(a)	Sidewalk material through drive aisles			x
Dumpster		Compliant	Non-Compliant	Not Applicable

1250.57	Waste Receptacle - Location			x
1250.57	Waste Receptacles to be consolidated			x
Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(a)	Accessory Building – Location (rear yard)			x
1250.61(b)	Accessory Building – $\geq 5'$ from side or rear P/L			x
1250.61(b)	Accessory Building – $\geq 10'$ from main structure			x
1250.61(f)	Accessory Building – Size Limit (5% of lot size)			x
Miscellaneous		Compliant	Non-Compliant	Not Applicable
1260.15(a)(1)	Plan doesn't impeded normal development	x		
1260.15(a)(5)	Emergency vehicle access to structures	x		

Notes:

1. This property is currently owned by the City of Perrysburg (upon a gift by Owens Illinois) but is located within the jurisdictional boundary of Perrysburg Township. The City of Perrysburg has been working in partnership with Perrysburg Township to allow this project to be reviewed through city processes. All site plan information is planned to be shared with the Perrysburg Township Planning Commission for informational purposes only.
2. The Planning and Zoning Division has been actively involved in the site development planning for this project and has therefore provided initial guidance to the designers to meet or exceed the requirements of the zoning code.
3. Building elevations will be provided at the time of Final Site Plan review but as of this time it is not anticipated that the 45' height maximum will be an issue. The tallest feature on site will be the training tower located along the back of the building between the living quarters and the apparatus bay.
4. Ch. 1250.03 of the code does not include a standard parking calculation for uses such as a fire station so I have asked the architect to submit a letter of justification for the amount of parking shown on the site plan. A review of the calculation shows this to be a reasonable and justifiable quantity.
5. As indicated in the above chart, the requirement of Ch.1250.51(a)(6) was marked as "not applicable" due to the unique nature of the fire station in that there are three driveways as part of this project. The northernmost drive and the southernmost drive are common in/out drives serving the staff and public. The large center drive is intended to be an "out only" in the event of fire or EMS run. Although the center drive and the northern drive do not technically meet the 80' separation requirement it is important to note that the center drive will have limited use and during its use there will be audible and visual warnings of exiting vehicles.

Recommendation:

The Planning and Zoning Administrator has been involved in and has reviewed the current request for preliminary site plan approval and recommends that the Planning Commission

approve the Preliminary Site Plan as submitted. It is anticipated that the Final Site Plan request would be back before the planning commission at the December 14th meeting.

Mr. Walters reviewed the above Staff Report. Bridgette Kabat, City Administrator, and Fire Chief Rudy Ruiz were present. Ms. Kabat said that she believes Mr. Walters' report covered everything. She said that the building is 22,000 square feet at this point, and the elevations should be ready for the December meeting.

Mr. Forquer moved to approve the Preliminary Site Plan for the second Perrysburg Fire Station at 26082 Fort Meigs Road. Mr. Carry seconded, and it was unanimously approved.

Final Plat

Hawthorne Subdivision – Plat 4

APPLICANT/OWNER/DEVELOPER

Hawthorne DEV, Inc.

Mr. Mark Rich, President

23285 West State Route 51

Genoa, Ohio 43430

Feller Finch and Associates, Inc.

1683 Woodlands Drive

P.O. Box 68

Maumee, OH

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Hawthorne is an R-3 residential subdivision originally proposed to consist of 242 lots. This subdivision is located south of Coe Ct., north of Roachton Rd., and is immediately west of the CSX railroad tracks. The entire subdivision is comprised of approximately 107.8 acres.

Plat 1 consists of 30 lots on approximately 12.456 acres and was finalized on December 19th, 2013.

Plat 2 consists of 28 lots on approximately 17.647 acres and was finalized on March 26th, 2015.

Plat 3 consists of 25 lots on approximately 10.263 acres and was finalized on November 19th, 2015.

Plat 4 is proposed to be 20 lots on approximately 9.802 acres.

BACKGROUND

The Preliminary Plat of Hawthorne was approved by the Planning Commission on July 25, 2013 by a vote of 7 to 0. Since the preliminary plat was approved the developer and the City of Perrysburg have worked together to complete the “land swap” and rezoning that was necessary to construct the northern portion of the subdivision as proposed. The “land swap” involved the developer extending/connecting Ringle Road to the south in exchange for a small portion of city owned land south of the “wooded area” and a portion of city owned land south of the current Dwyer Drive.

ANALYSIS

The staff has reviewed the final plat for plat 4 and approved with the following comments:

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

Per Chapter 1295.05 (a)(7)(c)(1), Planning Commission, on July 25, 2013, approved 2.91 acres (originally shown as 2.83 acres) of open space in lieu of an Open Space Fee for a portion of the subdivision in accordance with the following formula.

Open space requirement = 2.91 acres of donated land + 7.5% value of 51.12 acres + \$100 per lot.

Total Open Space Fee for Plat 1(30 lots) = 12.456 acres x (\$10,807.05 x 7.5%) = \$10,095.95 + \$3,000 (\$100 x 30 lots) for a total of \$13,095.95.

Total Open Space Fee for Plat 2 (28 lots) = 17.647 acres x (\$10,807.05 x 7.5%) = \$14,303.40 + \$2,800 (\$100 x 28 lots) for a total of \$17,103.40.

Total Open Space Fee for Plat 3 (25 lots) = 10.263 acres x (\$10,807.05 x 7.5%) = \$8,318.42 + \$2,500 (\$100 x 25 lots) for a total of \$10,818.42.

Total Open Space Fee for Plat 4 (20 lots) = 9.802 acres x (\$10,807.05 x 7.5%) = \$7,944.80 + \$2,000 (\$100 x 20 lots) for a total of \$9,944.80.

Notes: Value per acre = \$10,807.05 (certified appraisal)

Value of 51.12 acres = \$552,456.39

7.5% of 51.12 acres = \$41,434.23

Remaining Open Space Contribution after Plat 4 payment = **\$2,036.50**

Per Chapter 1295.07(d), the following escrows shall be provided to the satisfaction of the city prior to signing the final plat of Plat 4:

Estimate of Construction Costs:

• Roadway and Pavement	\$TBD
• Drainage	\$TBD
• Erosion Control	\$TBD
• Waterline	\$TBD
• Sanitary Sewer	\$TBD
• Sidewalks (5'): (9,515.7 sq.ft. @ \$6.00/sq.ft.)	\$57,094.20
• Curb Ramps: (6 @ \$1,000 each)	\$6,000.00
• Street Lights: (4 @ \$1,796.64 each)	\$7,186.56
• Street Signs: (# of signs x \$150)	<u>\$TBD</u>

Total Escrows **\$TBD**

RECOMMENDATION

The Planning & Zoning Deputy Administrator recommends that the Planning Commission approve the Final Plat for Hawthorne subdivision Plat 4 subject to the comments and recommendations in this report including the deposit of escrows and open space fees.

Mr. Easterling reviewed the above Staff Report. The developer, Mark Rich, was present and said he could answer questions if the Commission had any.

Mr. Forquer moved to approve the Final Plat of Hawthorne Plat 4, subject to the comments and recommendations in the Staff Report. The motion was seconded by Mr. Carry and was unanimously approved.

Preliminary, Final Site Plan and SAU
Department of Public Service
11980 Roachton Road

Preliminary and Final Site Plan Checklist

Project Name: Dept. of Public Service – Cold Storage Building 40' x 120'

Location: 11980 Roachton Road

Zoning: Institutional (INS)

Applicant(s): David Saneholtz, P.E. (Poggemeyer Design Group)
Jon Eckel – City of Perrysburg, Director of Public Service

Land Use: Institutional Use (accessory)

Parcel(s): Q61-400-180000034002

Request: Preliminary & Final Site Plan Review with Special Approval Use

Preliminary Site Plan

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- 2) 12 copies of preliminary site plan at a scale of not less than 1:100
- 3) Preliminary site plan must include or identify;

- a. Project description
- b. Survey including property dimensions
- c. North arrow
- d. A scaled plan showing the location of all existing and proposed buildings/structures
- e. Topography at two foot intervals
- f. Significant vegetation
- g. Watercourses, bodies of water, detention/retention facilities
- h. Rights of Way
- i. Easements
- j. Setbacks
- k. Existing and Proposed Uses
- l. Name and address of firm preparing the plans
- m. Impact Assessment (if specifically asked for)

Final Site Plan

Applications shall require the following items:

- 1) 12 copies of submission application
- 2) 12 copies of preliminary site plan at a scale of not less than 1:100
- 3) In addition to the items required for a preliminary site plan submission final site plan applications must also include or identify;
 - a. Project description
 - b. Building elevations
 - c. Landscape Plan
 - d. Street Tree Plan
 - e. Sidewalks
 - f. Drive widths
 - g. Parking Spaces (size and quantity)
 - h. Vicinity sketch showing location of the site to surrounding street system
 - i. Location of utilities
 - j. Trash receptacle details
 - k. Lighting details

Preliminary & Final Site Plan Checklist

Land Use		Permitted	Special Approval	Not Permitted
1225.08	Land Use Type		x	
Dimensional		Compliant	Non-Compliant	Not Applicable
1230	Front Setback	x		
1230	Side Setback	x		
1230	Rear Setback	x		
1230	Lot Coverage	x		
1230	Height		x	
1230.03(a)	Height Variance from BZA			x
1230.03(b)	Features above max height (exemptions)			x
Parking		Compliant	Non-Compliant	Not Applicable
1250.02(t)	Parking Lot Location	x		
1250.02(r)	Parking Relief			x

1250.03	Parking Quantity	x		
1250.05(b)	Parking lot design/layout	x		
1250.05(c)	Wheel Stops			x
1250.05(f)	Location of Driveways	x		
1250.06(a)(5)	Parking Lot Screening (near residential)			x
1250.06(a)(7)	Parking Lot Surface Material	x		
1250.06(b)	Parking Space Sizes	x		
Landscape		Compliant	Non-Compliant	Not Applicable
1250.11	Planting Plan	x		
1250.11(a)(1)	Landscape Architect (stamp/sign)	x		
1250.11(a)(3)	Planting Schedule	X		
1250.13(g)	Tree size (8' height, 2 ½" caliper min)	x		
1230	Minimum Landscape Percentage of parcel		x	
1250.18(a)	Min. Landscape Percentage of Parking Lot (6%)	x		
1250.17(b)	Parking Lot landscape primarily shade trees	x		
1250.17(c)	Planting areas dispersed through parking lot	x		
1250.19(b)	5' landscape strip between parking lot and P/L	x		
1250.19(c)	1 tree for each 8 parking spaces	x		
1250.19(d)	Landscape island = 1 per ea. 10 parking spaces		x	
1250.19(d)	Shade trees located in islands	x		
1250.20	10' landscape strip between R/W and parking	x		
1250.20(d)	Hedge within 10' landscape (min 1.5' height)	x		
1250.27	Berms/Earth Mounds (if required)			x
1250.42	Fence/Screen Requirement (height & location)		x	
1250.43	Lighting (height & direction)	x		
Building Design		Compliant	Non-Compliant	Not Applicable
1250.44	Screening of Rooftop Mechanicals	x		
1250.48	Building Material (allowable percentages)	x		
1250.481(a)	Customer entrance facing each street frontage			x
1250.481(b)	Recesses/projections if > 100' in length			x
1250.481(d)	Façade to have color/texture/material change			x
1250.481(e)	Rooflines to change at least every 100'			x
1250.481(f)	Façade colors – low reflectance and neutral	x		
1250.481(g)	Building trim to be non-illuminated	x		
Drives & Access		Compliant	Non-Compliant	Not Applicable
1250.51(a)	Driveway access onto public or private street	x		
1250.51(a)(2)	Drives enter perpendicular	x		
1250.51(a)(3)	Driveway grade less than 10%	x		
1250.51(a)(6)	Driveway – at least 100' from an intersection			x
1250.51(a)(6)	Driveway – at least 80' from other driveways			x
1250.51(c)	Driveway – alignment with existing drives			x
1250.53	Deceleration Lanes if use > 1,000 trips per day			x
Sidewalks		Compliant	Non-Compliant	Not Applicable
1250.56(a)	Sidewalks across all frontages	x		
1250.56(a)	Sidewalks from R/W to entrance	x		
1250.56(a)	Sidewalk material through drive aisles		x	

Dumpster		Compliant	Non-Compliant	Not Applicable
1250.57	Waste Receptacle - Location		x	
1250.57	Waste Receptacles to be consolidated	x		
1250.57	Waste Receptacle – design/materials		x	
Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(a)	Accessory Building – Location (rear yard)	x		
1250.61(b)	Accessory Building – ≥ 5' from side or rear P/L	x		
1250.61(b)	Accessory Building – ≥ 10' from main structure	x		
1250.61(d)	Acc. Building – Height (20' or main structure)		x	
1250.61(f)	Accessory Building – Size Limit (5% of lot size)	x		
Traffic Study		Compliant	Non-Compliant	Not Applicable
1255.04	Traffic Study – if more than 100 trips/peak Hr.			x
1255.04	Traffic Study – if more than 750 trips per day			x
Miscellaneous		Compliant	Non-Compliant	Not Applicable
1260.15(a)(1)	Plan doesn't impeded normal development	x		
1260.15(a)(2)	Existing landscape preserved (as possible)	x		
1260.15(a)(5)	Emergency vehicle access to structures	x		
1250.26	Wall Location (if required)			x

Special Approval Use Checklist

General Requirements		No special approval use shall be approved by the Planning Commission unless it shall find the following:	
Section	Requirement	Compliant	Non-Compliant
1235.02(d)(1)	The establishment, maintenance or operation of the SAU will not be detrimental to or endanger the public health, safety, general welfare or the natural environment.	x	
1235.02(d)(2)	The SAU 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 or impair property values within its neighborhood.	x	
1235.02(d)(3)	The establishment of the SAU will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	x	
1235.02(d)(4)	Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.	x	
1235.02(d)(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.	x	
1235.02(d)(6)	The SAU 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.		x
Specific Requirements		Additional "use specific" requirements:	
Section	Requirement	Compliant	Non-Compliant
1235.04(yy)(1)	It is consistent with adopted plans of the City and the stated purposes of this Zoning Code.	x	

1235.04(yy)(2)	Complies with all applicable standards of this Zoning Code.		x
1235.04(yy)(3)	Will not result in significant adverse impacts to other property in the vicinity of the subject property or to the natural environment.	x	
1235.04(yy)(4)	Any differences in appearance or scale from the surrounding area will be mitigated through setbacks, screening, landscaping or other design features.	x	
1235.04(yy)(5)	Has adequate mitigation measures for any other identified adverse impacts.	x	
1235.04(yy)(6)	Uses shall be subject to site plan review to assure compatibility with surrounding areas.	x	
1235.04(yy)(7)	Any 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.	x	
1235.04(yy)(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.	x	
1235.04(yy)(9)	Lighting of outdoor activities shall be shielded from adjacent residential areas.	x	
1235.04(yy)(10)	No building or outdoor storage area shall be closer than fifty (50) feet to any property or street right-of-way line.	x	
1235.04(yy)(11)	Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.	x	
1235.04(yy)(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.	x	
1235.04(yy)(13)	After review, the Planning Commission shall make a recommendation to the City Council.	REQUIRED	

Notes:

1. The height of the accessory building is taller than the permitted 20'.
2. The landscape architect has not calculated the minimum landscape percentage of the parcel. The minimum landscape area of this parcel is required to be at least 10%.
3. Landscape islands are not arranged to break up runs of parking that are more than 10 spaces.
4. The existing fence on site is not in compliance with the height requirement for a side yard.
5. Pedestrian walkway through the parking lot is not present and not delineated through the lot.
6. The waste receptacle is located on the east side of the property within a side yard and does not meet the requirements of Ch. 1250.57.
7. The non-compliant portions of the SAU are a result of the identified site plan deficiencies.

Recommendation:

No recommendation provided.

Further, it is recommended that a public hearing be set before City Council for December 5, 2017 at 6:10 p.m.

Mr. Walters reviewed the above Staff Report. Jon Eckel, Service Director, and Dave Saneholtz of Poggemeyer Design Group were present. Mr. Walters stated that the plans were revised to include a striped pedestrian path from Roachton Road to the front of the building. He explained that the reason for the non-compliant marks for the Special Approval Use is a result of having items not in compliance in the Preliminary and Final Site Plan. Mr. Eckel apologized for not being present at the prior month's meeting. He explained that they have a lot of equipment that they want to get inside to extend the useful life of the equipment. He asked for relief on the landscape islands because they have a lot of equipment that would have to maneuver around the islands, and they do not have the time to maintain them. He also asked that they be permitted to just mark the pedestrian access and not have to cut and pour concrete. Mr. Wellstein asked why the height needs to exceed the maximum permitted height. Mr. Eckel said that the doors are 14' and they sometimes back vehicles in with the beds slightly up to do maintenance. The 14' gives them clearance and they also want the building to look attractive and make the roof steep enough to not collect snow. Mr. Wellstein stated that at the last meeting there was discussion about what standard to hold City projects to. Mr. Eckel said that he would not expect more than what the Commission would give to a private company, but there also has to be common sense. Mr. Forquer commented about the public access to the recycle containers, and he asked where garbage from their building goes. Mr. Eckel said that they put it directly into the garbage trucks, so the small compound is all for public use. Mr. Forquer said that he is concerned about the height of the building. Mr. Saneholtz said that the additional height is needed because of the length of the building which is 40', and it would be a hardship to Jon and his operations to make it lower. Mr. Eckel said that he would be willing to try and go with the lower height.

Mr. Forquer moved to approve the Preliminary and Final Site Plan and recommend approval of the Special Approval Use subject to the comments and conditions in the Staff Report and subject to the maximum height being 20' and that a public hearing be scheduled for December 5, 2017 at 6:10 p.m. The motion was seconded by Mr. Hudson and was unanimously approved.

Preliminary, Final Site Plan and SAU Department of Public Utilities

Preliminary and Final Site Plan Checklist

Project Name: Dept. of Public Utilities – Building Addition 60' x 100'

Location: 211 E. Boundary St.

Zoning: Institutional (INS)

Applicant(s): Jeff Normand (Architect)

Mark Dunsmoor – City of Perrysburg, Director of Public Utilities

Land Use: Institutional Use – Public Service Facility

Parcel(s): Q61-400-680401003000

Request: Preliminary & Final Site Plan Review with Special Approval Use

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 - f. Significant vegetation
 - g. Watercourses, bodies of water, detention/retention facilities
 - h. Rights of Way
 - i. Easements
 - j. Setbacks
 - k. Existing and Proposed Uses
 - l. Name and address of firm preparing the plans
 - m. Impact Assessment (if specifically asked for)

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 - e. Sidewalks
 - f. Drive widths
 - g. Parking Spaces (size and quantity)
 - h. Vicinity sketch showing location of the site to surrounding street system
 - i. Location of utilities
 - j. Trash receptacle details
 - k. Lighting details

Preliminary & Final Site Plan Checklist

Land Use		Permitted	Special Approval	Not Permitted
1225.08	Land Use Type (Public Service Facility)		x	
Dimensional		Compliant	Non-Compliant	Not Applicable

1230	Front Setback (50')	x		
1230	Side Setback (50')	x		
1230	Rear Setback (50')	x		
1230	Lot Coverage (max 60%)	x		
1230	Height (max 45')	x		
1230.03(a)	Height Variance from BZA			x
1230.03(b)	Features above max height (exemptions)			x
Parking		Compliant	Non-Compliant	Not Applicable
1250.02(t)	Parking Lot Location	x		
1250.02(r)	Parking Relief			x
1250.03	Parking Quantity	x		
1250.05(b)	Parking lot design/layout	x		
1250.05(c)	Wheel Stops			x
1250.05(f)	Location of Driveways	x		
1250.06(a)(5)	Parking Lot Screening (near residential)			x
1250.06(a)(7)	Parking Lot Surface Material		x	
1250.06(b)	Parking Space Sizes	x		
Landscape		Compliant	Non-Compliant	Not Applicable
1250.11	Planting Plan		x	
1250.11(a)(1)	Landscape Architect (stamp/sign)		x	
1250.11(a)(3)	Planting Schedule		x	
1250.13(g)	Tree size (8' height, 2 ½" caliper min)		x	
1230	Minimum Landscape Percentage of parcel		x	
1250.18(a)	Min. Landscape Percentage of Parking Lot (6%)		x	
1250.17(b)	Parking Lot landscape primarily shade trees		x	
1250.17(c)	Planting areas dispersed through parking lot		x	
1250.19(b)	5' landscape strip between parking lot and P/L		x	
1250.19(c)	1 tree for each 8 parking spaces	x		
1250.19(d)	Landscape island = 1 per ea. 10 parking spaces		x	
1250.19(d)	Shade trees located in islands		x	
1250.20	10' landscape strip between R/W and parking			x
1250.20(d)	Hedge within 10' landscape (min 1.5' height)			x
1250.27	Berms/Earth Mounds (if required)			x
1250.42	Fence/Screen Requirement (height & location)		x	
1250.43	Lighting (height & direction)			x
Building Design		Compliant	Non-Compliant	Not Applicable
1250.44	Screening of Rooftop Mechanicals	x		
1250.48	Building Material (allowable percentages)	x		
1250.481(a)	Customer entrance facing each street frontage	x		
1250.481(b)	Recesses/projections if > 100' in length	x		
1250.481(d)	Façade to have color/texture/material change	x		
1250.481(e)	Rooflines to change at least every 100'	x		
1250.481(f)	Façade colors – low reflectance and neutral	x		
1250.481(g)	Building trim to be non-illuminated	x		
Drives & Access		Compliant	Non-Compliant	Not Applicable
1250.51(a)	Driveway access onto public or private street	x		

1250.51(a)(2)	Drives enter perpendicular	x		
1250.51(a)(3)	Driveway grade less than 10%	x		
1250.51(a)(6)	Driveway – at least 100' from an intersection	x		
1250.51(a)(6)	Driveway – at least 80' from other driveways	x		
1250.51(c)	Driveway – alignment with existing drives	x		
1250.53	Deceleration Lanes if use > 1,000 trips per day			x
Sidewalks		Compliant	Non-Compliant	Not Applicable
1250.56(a)	Sidewalks across all frontages	x		
1250.56(a)	Sidewalks from R/W to entrance		x	
1250.56(a)	Sidewalk material through drive aisles		x	
Dumpster		Compliant	Non-Compliant	Not Applicable
1250.57	Waste Receptacle - Location	x		
1250.57	Waste Receptacles to be consolidated	x		
1250.57	Waste Receptacle – design/materials	x		
Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(a)	Accessory Building – Location (rear yard)		x	
1250.61(b)	Accessory Building – ≥ 5' from side or rear P/L	x		
1250.61(b)	Accessory Building – ≥ 10' from main structure	x		
1250.61(d)	Acc. Building – Height (20' or main structure)		x	
1250.61(f)	Accessory Building – Size Limit (5% of lot size)	x		
Traffic Study		Compliant	Non-Compliant	Not Applicable
1255.04	Traffic Study – if more than 100 trips/peak Hr.			x
1255.04	Traffic Study – if more than 750 trips per day			x
Miscellaneous		Compliant	Non-Compliant	Not Applicable
1260.15(a)(1)	Plan doesn't impeded normal development	x		
1260.15(a)(2)	Existing landscape preserved (as possible)	x		
1260.15(a)(5)	Emergency vehicle access to structures	x		
1250.26	Wall Location (if required)			x

Special Approval Use Checklist

General Requirements		No special approval use shall be approved by the Planning Commission unless it shall find the following:	
Section	Requirement	Compliant	Non-Compliant
1235.02(d)(1)	The establishment, maintenance or operation of the SAU will not be detrimental to or endanger the public health, safety, general welfare or the natural environment.	x	
1235.02(d)(2)	The SAU 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 or impair property values within its neighborhood.	x	
1235.02(d)(3)	The establishment of the SAU will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	x	
1235.02(d)(4)	Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.	x	

1235.02(d)(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.	x	
1235.02(d)(6)	The SAU 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.		x
Specific Requirements		Additional “use specific” requirements: Public Service Facility	
Section	Requirement	Compliant	Non-Compliant
1235.04(hh)(1)	No building or outdoor storage area shall be closer than fifty (50) feet to any property or street right-of-way line.	x	
1235.04(hh)(2)	Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.	x	
1235.04(hh)(3)	All parking area and storage yards shall be screened with a six (6) foot wall or fence from abutting residential districts and from view from public streets.	x	
1235.04(hh)(4)	All buildings shall be harmonious in appearance with the surrounding area.	x	
1235.04(hh)(5)	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 Ch. 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.	REQUIRED	
Specific Requirements		Additional “use specific” requirements: Institutional	
Section	Requirement	Compliant	Non-Compliant
1235.04(yy)(1)	It is consistent with adopted plans of the City and the stated purposes of this Zoning Code.	x	
1235.04(yy)(2)	Complies with all applicable standards of this Zoning Code.		x
1235.04(yy)(3)	Will not result in significant adverse impacts to other property in the vicinity of the subject property or to the natural environment.	x	
1235.04(yy)(4)	Any differences in appearance or scale from the surrounding area will be mitigated through setbacks, screening, landscaping or other design features.	x	
1235.04(yy)(5)	Has adequate mitigation measures for any other identified adverse impacts.	x	
1235.04(yy)(6)	Uses shall be subject to site plan review to assure compatibility with surrounding areas.	x	
1235.04(yy)(7)	Any 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.	x	
1235.04(yy)(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.	x	
1235.04(yy)(9)	Lighting of outdoor activities shall be shielded from adjacent residential areas.	x	

1235.04(yy)(10)	No building or outdoor storage area shall be closer than fifty (50) feet to any property or street right-of-way line.	x	
1235.04(yy)(11)	Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.	x	
1235.04(yy)(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.	x	
1235.04(yy)(13)	After review, the Planning Commission shall make a recommendation to the City Council.	REQUIRED	

Notes:

1. The proposed building addition (60' x 100') is attached to the main building therefore this addition is not subject to the requirements for accessory buildings, it is subject to the standard dimensional standards of Ch. 1230.01. As part of this application there is an accessory building that is planned to be demolished but no review is needed for this demolition.
2. The site plan application identifies (Sheet A0) a large area of compacted gravel at the far rear of the property.
3. Sheet A0 generically identifies some "landscape areas" on site but a detailed calculation has not been completed by a Landscape Architect. The generalized "landscape areas" also include a considerable amount of turf grass rather than the normally required intentional landscaped areas or tree canopy coverage areas. It is believed that the landscape percentage calculation is overly generous as presented.
4. The submission lacks a specific landscape plan (as no additional landscape is being proposed as part of this project) so it cannot be determined what percentage of the parking lot is landscaped. It is evident from a review of the site plan as well as aerial photos that the parking area feature minimal landscape and does not contain landscape islands with trees.
5. Ch. 1250.19(b) requires that the parking lot be located at least 5' from property lines. The attached survey by Garcia Surveying indicates that portions of the parking pavement are within the 5' setback (see "Detail 1" and "Detail 2" on the boundary survey).
6. The fencing onsite is located partially in the side yard of the property and exceeds the maximum height that is permitted by right (4').
7. The current building does not feature separate pedestrian facilities from E. Boundary to 9.the front of the building, although there are sidewalks along the frontage of the property. Because pedestrian facilities are not currently present there is also no delineation of a pedestrian walkway through current vehicular drive aisles.
8. This unique property features several accessory buildings on site. Several of the existing buildings were constructed in the side yard of the property rather than the rear yard.

There are no proposed changes to the existing buildings located in the side yard or front yard.

9. Currently there are 6 accessory buildings on site totaling approximately 5,340 SF. If the accessory building that is furthest to the northeast is demolished per plan the property would then have 5 accessory buildings totaling approximately 4,326 SF. The new accessory building lot coverage would be approximately 2.6% of the site.
10. The non-compliant portions of the SAU are a result of the identified site plan deficiencies rather than any potential negative impact of the use or to the surroundings.

Recommendation:

No recommendation provided.

Further, it is recommended that a public hearing be set before City Council for December 5, 2017 at 6:25 p.m.

Mr. Walters reviewed the above Staff Report. Alice Godsey, Director of Public Utilities, and Jeff Normand, the architect on the project were present. Ms. Godsey said that she commits to working with a landscape architect to add trees and shrubs to meet the percentage required. With regards to the gravel, she commits to paving it in phases over the next three to four years. Ms. Godsey requested relief on the requirement of a sidewalk from the sidewalk on East Boundary Street back to the Billing Office. She said that she would estimate only two customers a month walk to their building. She added that 99% of the customers use the drive through. Mr. Nicely said that he is concerned with the paving in phases because he can see it getting pushed further out and further out. He asked if Ms. Godsey has any idea of the percentage of completion in phases. Ms. Godsey said that it might be done in a two year period, but she can commit to a three year max. She said that there are not funds in the budget to do any of it in 2018, but perhaps through the amended budget process funds can be added to at least do the triangle area.

Mr. Forquer moved to approve the Preliminary and Final Site Plan and recommend approval of the Special Approval Use, subject to the comments and conditions in the Staff Report and the commitments by the Director of Public Utilities regarding the landscaping and paving, and that a public hearing be set for December 5, 2017 at 6:25 p.m. The motion was seconded by Mr. Carry and was unanimously approved.

Preliminary Plat

Norman Hartsel (Pond Partners Real Estate Holdings LLC)

APPLICANT/OWNER/DEVELOPER

Norman Hartsel
Pond Partners Real Estate Holdings, LLC
130 Buttonwood Ave.
Bowling Green, OH 43402

REQUEST

Chapter 1295.01 – Preliminary Plat

PROPERTY LOCATION & DESCRIPTION

“Water’s Edge Addition” is a proposed subdivision consisting of 11 lots, and is located east of CB’s Reserve Plat 2 (Woods Hole Road) and immediately south of the large pond located along I-75 South. The proposed subdivision is located on parcel #Q61-400-170000039000. The property is currently zoned R-4 Single-Family Residential.

BACKGROUND

The land in and around this proposed subdivision was originally intended to be connected and integrated into the existing CB’s Reserve subdivision but a foreclosure in approximately 1998 resulted in the majority of the property transferring to a separate owner. The remaining land held by the applicant consists of a narrow strip of land south of the pond that has only narrow access to a public roadway.

On August 31st the applicant presented an initial application for preliminary plat approval to the Planning Commission. This previous submission indicated 12 lots along a private drive and was ultimately withdrawn by the applicant during the meeting.

ANALYSIS

The City of Perrysburg’s current Comprehensive Plan indicates “Controlled Growth/ Traditional Neighborhood Development.” The land proposed for this subdivision now exists as a pond and partly as an overgrown empty parcel.

Per Ch. 1230 the Code provides for a minimum lot area of 9,500 SF for R-4 Zoning. The preliminary plat that was provided indicates that all lots meet or exceed the minimum size requirement but it is important to note that lots 4-12 utilize the surface area of the existing pond in the lots square footage calculation. Additionally, these lots (all 11 plus the landscape buffer lot) are shown to contain an access easement across the front of the properties to accommodate a private road. This easement/roadway further reduces the land available for a structure.

Any approval of this preliminary plat would require that all conditions of Ch. 1295 Subdivision Regulations be met including but not limited to:

Lots shall not have an average depth that is more than three times its average width. Lots 10 and 11 exceed this ratio.

Preliminary Plan should include proposed method of public open space dedication: 5% of the area of subdivision or cash in lieu of dedication (7% of appraised value). A certified appraisal within the last 5 years must be supplied in order to use the cash in lieu option.

A proposed street name will be required to be shown on any future request for a final plat to ensure there are no name similarities with existing features within the City of Perrysburg.

The revised extension of the existing stub street of Woods Hole Road as a private drive would no longer create an undesirable configuration due to its revised layout. Previously the private drive access would have severely affected the ability to extend Woods Hole Road (as previously planned) as a public street.

Ch. 1295.05(a)(6)(D) All lots shall be designed to provide desirable building sites, properly related to topography, high water levels and surrounding streets, railroads, watercourses and land use. A larger lot size may be required in particular cases in order to meet the desirable requirements for the subdivided area.

Due to the lack of provided open space the only choice of the applicant is to provide an open space fee to the City of Perrysburg (prior to final plat approval) for the improvement of open space or recreational areas within the city per the following formula: Open space requirement = 7.5% of appraised value of 14.068 acres + \$100.00 per lot. An official appraisal of the property has not been submitted to calculate the open space fee.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission conditionally approve the Preliminary Plat for Waters Edge Addition **only if the following conditions are met:**

1. Reduce the number of lots down to 9 to allow for additional width for lots that do not currently allow for desirable building sites. As shown, lots 7-10 could not accommodate the footprint of a typical house in the neighborhood such as Lot 49 in CB's Reserve Plat 2 (shown on the left hand side of the preliminary plat).
2. Require the acquisition of a "construction easement" from Napoleon Landing, LLC to allow for the construction of a city approved "turn around" location for service vehicles and equipment.
3. Submission of a revised Preliminary Plat drawing (addressing the above items) to the Planning Commission at its next meeting (December 14th) for formal final approval.

Any approval of the preliminary plat does not guarantee approval by the City of Perrysburg's civil construction review process. Adequate care should be taken to understand what is permissible concerning additional utilities including; sanitary, storm and water (along with their respective easements if required).

Mr. Walters reviewed the above Staff Report. Norm Hartsel, the applicant, was present. Mr. Hartsel stated that Napoleon Landing is owned by Bob Maurer and he is not in favor of this project so there is no way he will be able to get the easement that is the second

recommendation in the Staff Report. He added that there is no legal authority to require an easement from someone else. Mr. Hartsel said that by defining a desirable building lot, it is treading on thin ice. He said that the lot lines were extended to the pond to create big enough lots and so they can use the pond. Mr. Lorenz asked Mr. Hartsel about the radius of the donut hole and asked if it had been approved by the fire department. Mr. Hartsel so that it is more than adequate. Mr. Nicely asked if reducing the plat to nine lots is doable. Mr. Hartsel said that it is an economic decision, and he would probably have to add five to ten thousand dollars to each lot. Mr. Wellstein asked if this plat would have a homeowners' association and would they maintain the private drive. Mr. Hartsel said that there would be a homeowners' association and they would own lots A and B. Mr. Wellstein asked if Mr. Walters has seen lots extended into the water before. Mr. Walters said that he is not sure he's seen it before. He said that he does not want to create undesirable lots, which he would define as lots that you can't build a reasonable house for the neighborhood on by right. Mr. Hudson asked why this would be a private drive. Mr. Hartsel said that because of the cost and the City requirement that there be 60' right of ways. He said if there were 60' of right of way there would only be three or four nice lots. He said that they can't pave on top of the pipeline. There was discussion regarding including the size of the lots if the water and road were not included in the square footage. Mr. Carry asked Mr. Walters if he believes the minimum lot size requirement is for actual property. Mr. Walters said that the Code does not specify, but he believes that was the intent. Mr. Carry said if you take lots 7 and 8 and subtract the water and road they would be 5,700 to 5,900 square feet, and he's not sure how you could layout a house on lot 9. He said that he personally disagrees with this setup, and he does not feel the water should be counted towards the square footage of the lot.

David Smart, representing Sanctuary Shores, the owner of the water, said that they are not opposed to homes being built. However, they want a cohesive neighborhood and this plan does not do it. He said that Lot 49 of their subdivision is currently on sale for \$295,000 right now and you could not build on these lots with anything similar. He said that the applicant is back-dooring into this. Mr. Smart said that they have a reciprocal agreement with Pond Partners and Cargotec so they have full access to the entire pond. This means that everyone would have access up to the back doors of the homes on these lots. He said that the plan is desperate and is not in the best interests of the City of Perrysburg.

Mike Nicholson, 1884 Woods Hole Road, said that he has concerns with connecting Woods Hole. Mr. Walters stated that it would be a requirement that the property to connect it would be deeded to the City.

Paul Waldo, 12198 Jefferson Street, agreed with Mr. Smart's comments.

Mr. Carry moved to approve the Preliminary Plat of the Water's Edge Addition as shown. The motion was seconded by Mr. Wellstein and was unanimously denied.

**Special Approval Use
Auto & Metal Salvage
Wright Tire & Auto LLC
26914 Eckel Road**

Special Approval Use Application Information

Project Name: Wright Tire and Auto, LLC
Location: 26914 Eckel Road
Zoning: General Industrial (I2)
Applicant(s): Matthew and Meredith Moon (property owner)
Land Use: Auto & Metal Salvage and Junk Yards
Parcel(s): Q61-400-670403003000
Request: Special Approval Use

Description of use: Wright Tire & Auto would like to utilize this space to open an indoor and outdoor tow yard and storage facility. This property would then potentially house accident as well as repossession vehicles.

Special Approval Use Checklist

General Requirements		No special approval use shall be approved by the Planning Commission unless it shall find the following:		
Section	Requirement	Compliant	Non-Compliant	N/A
1235.02(d)(1)	The establishment, maintenance or operation of the SAU will not be detrimental to or endanger the public health, safety, general welfare or the natural environment.	X		
1235.02(d)(2)	The SAU 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 or impair property values within its neighborhood.	X		
1235.02(d)(3)	The establishment of the SAU will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.	X		
1235.02(d)(4)	Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.	X		
1235.02(d)(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.	X		
1235.02(d)(6)	The SAU 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.	X		
Specific Requirements		Additional "use specific" requirements: Auto & Metal Salvage and Junk Yards		
Section	Requirement	Compliant	Non-Compliant	N/A

1235.04(d)(1)	The site shall be located not closer than one thousand (1,000) feet from any residential district.		X	
1235.04(d)(2)	The minimum zoning lot shall be not less than forty (40) acres. The Planning Commission will determine, as a function of site plan review, what percentage of the property should be used for storage or disassembly functions and what portions are needed to effectively screen the use from public view.		X	
1235.04(d)(3)	The use shall have direct frontage on and access to an arterial street.		X	
1235.04(d)(4)	The site shall be located within one (1) mile of a State highway, Federal highway or freeway interchange.	X		
1235.04(d)(5)	Such uses must be entirely enclosed within a building or within a solid masonry, brick or concrete obscuring wall a minimum of eight (8) feet high.		X	
1235.04(d)(6)	No articles shall be stacked or piled so as to exceed the height of the wall.			X
1235.04(d)(7)	There shall be no burning on the site.			X
1235.04(d)(8)	All industrial processes involving the use of equipment for cutting, compressing or packaging shall be conducted within a completely enclosed building.	X		

Notes:

1. The current location is within 600 feet of the Indian Meadows Residential District.
2. The parcel size (2.35 acres) is significantly lower than the required 40 acres.
3. There is currently no masonry wall to enclose future storage of vehicles. The applicant would like to use a chain-link fence with screening materials to store vehicles in the side yard of the property (area between the primary structure and the AES rear lot).

Recommendation:

The Planning and Zoning Deputy Administrator recommends that the Planning Commission deny the Special Approval Use for Wright Tire & Auto. Although the applicant meets the general requirements for a special approval use, they fail to satisfy the specific requirements outlined in Chapter 1235.04(d).

Mr. Easterling reviewed the above Staff Report. The applicants, Matthew and Meredith Moon, were present. Mr. Moon said that the business was classified wrong because they do tows for police departments and repossessions. They do not dismantle the vehicles, they only store them until they are picked up by the owners or are totaled by the insurance company. Mr. Moon said that wrecks are probably 80% of what they tow, and the cars

are in and out of the facility within a week. Mr. Easterling read the definition of auto and metal salvage and junk yard from the Code which states: Automotive: Auto and Metal Salvage: The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts and scrap metal. Ms. Moon said that they put up a sign and then had to fill out an occupancy permit and had to fit in the closest category. She added that they are just like VJ's. Mr. Easterling stated that VJ's opened while the property was in Perrysburg Township so it is a legal, non-conforming use. Mr. Wellstein asked if there is another classification they could fit in. Mr. Walters explained that although they are not doing the entire scope of the definition of auto and metal salvage and junk yard, it is the closest category. If the applicants disagree they can appeal to the Board of Zoning Appeals with an administrative appeal, or a new category can be added. Mr. Walters said that you don't want to create a new category for each business, but you also don't want to make a category too vague and leave the door open for a use that you don't want. Mr. Hudson asked if it could be classified differently if they performed some service on vehicles each month. Mr. Forquer said that since the vehicles are not owned by the business, this is actually a parking lot for their customers. Mr. Walters said that a Certificate of Occupancy has to state a use and a parking lot is an accessory use of a business. Ms. Moon said that their corporation does auto repair and towing, but this particular location does not do repairs. Mr. Walters said that he is hesitant to support classifying this as auto repair, and he believes the most proper thing to do is create a new category. Steve Haas, Five Point Road, said that he appreciates that it's a nice lot and that they want to store the vehicles in the back, and he asked if it could be classified as storage. Becky Williams also asked about classifying it as outside storage. Mr. Walters said that it is an accessory use and usually refers to storage of supplies. Mr. Walters said that the Planning and Zoning Division will hold off on enforcing compliance until this issue is resolved. Mr. Carry moved to table the Special Approval Use for Wright Tire and Auto, 26914 Eckel Road. Mr. Hudson seconded the motion and it was unanimously approved.

Code Amendment – Chapter 1250.41
Storage of Recreational Equipment or Trailers

APPLICANT/OWNER/DEVELOPER

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

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1250.41 – Storage of Recreational Equipment or Trailers

DESCRIPTION

The proposed Code Amendment to Chapter 1250.41 would clean up conflicting code language between Chapter 1250.02(l) and 1250.02(m) in regard to parking in front and side yards.

The proposed Code Amendment would allow for recreational equipment or trailers to be parked on impervious surfaces in any yard between April 1st and October 31st of each calendar. Between November 1st and March 31st of each calendar year, while the recreational equipment or trailers can be placed in a rear yard, it would be required that it be placed on an impervious surface.

ANALYSIS

Existing Code Language

1250.41 STORAGE OF RECREATIONAL EQUIPMENT OR TRAILERS

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

- (1) Permitted between April 1st and October 31st of each calendar year in any yard, provided that the vehicle is not closer than five (5) feet to any lot line
- (2) Not permitted between November 1st and March 31st of each calendar year, except in a rear yard and then only if the vehicle is not closer than five (5) feet to any lot line.

1250.02 GENERAL PARKING REQUIREMENTS

(l) The Parking in residential districts shall not be permitted in any required front yard area or in the street side yard area of a corner lot except in a driveway or a defined parking area. The aggregate area of the driveway or defined parking area shall not exceed thirty-five percent (35%) of the front yard. The parking area shall be paved with concrete, asphalt, driveway pavers or similar impervious and dustless surface. In those instances where driveway pavers are utilized, a compacted depth of fine grade sand or screening six (6) inches of #304 and six (6) inches of #411 for a total of twelve inches (12") depth thick shall be provided and maintained.

(m) Required off-street parking for single-family dwellings may be provided in a stacking configuration in a driveway or garage or combination thereof. Lawn areas shall not be used for off-street parking.

Proposed Code Language

1250.41 STORAGE OF RECREATIONAL EQUIPMENT OR TRAILERS

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

- (1) Permitted between April 1st and October 31st of each calendar year in a driveway or in any yard provided that the **vehicle is parked on an impervious and dustless surface and** is not closer than five (5) feet to any lot line.
- (2) Not permitted between November 1st and March 31st of each calendar year, except in a rear yard and then only if the **vehicle is parked on an impervious and dustless surface and** is not closer than five (5) feet to any lot line.

The proposed code amendment only applies to Ch. 1250.41. This amendment in no way affects the language of Ch. 1250.02(l) or Ch. 1250.02(m) which is shown above for informational purposes only.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend to City Council approval of the proposed Code Amendment as presented in this report.

Further, it is recommended that a public hearing be set before City Council for December 5, 2017 at 6:20 P.M.

Mr. Easterling reviewed the above Staff Report. Mr. Wellstein asked about the term impervious and dustless surface. Mr. Easterling explained that you could not park on the grass or a gravel pad unless the gravel is existing. Mr. Carry said that he thinks we are getting too picky about what residents can do with their backyard. Mr. Walters said that this was written in response to things that they have seen, but they are certainly open to modifications in response to concerns the Commission may have. Mr. Hagen asked if a tarp thrown down would be impervious. Mr. Carry said that it would not be.

Mr. Hudson moved to recommend to City Council approval of the proposed Code Amendment and to schedule a public hearing for December 5, 2017 at 6:20 p.m. The motion was seconded by Mr. Carry and was unanimously approved.

OTHER BUSINESS

Mr. Carry said that this is Mr. Forquer's last meeting. He thanked Mr. Forquer for his years of service and wished him good luck in the future.

There being no further business, the meeting adjourned at 9:45 p.m.

Respectfully submitted,

Mary Jo Sutton