

PLANNING COMMISSION

OCTOBER 25, 2018

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Seth Hudson, Andy Lorenz, Craig Pickerel, and John Wellstein (5). Eric Nicely was absent (1). Also present was Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator. Mayor Mackin arrived at approximately 7:09 p.m.

Election of Vice-Chairman

Mr. Carry nominated Mr. Pickerel to be Vice-Chairman. Seconded by Mr. Lorenz. Ayes: (5). Nays: (0).

Approval of Minutes

Mr. Lorenz moved to approve the minutes of the September 27, 2018 meeting as written. Seconded by Mr. Hudson. Ayes: Carry, Hudson, Lorenz, and Wellstein (4). Abstain: Pickerel (1).

Administrator's Report

Mr. Walters reminded the commission that there will not be a November meeting, and that the next meeting will be on Thursday, December 13, 2018. He added that Greg Bade will be reappointed to the commission, and that his term will begin in January of 2019. Mr. Carry added that he will be resigning as of December 13, 2018.

Preliminary and Final Site Plan Checklist

Project Name: Tri-State Forest Products Final Site Plan
Location: 13010 & 13100 Eckel Junction Road
Zoning: I-2 (General Industrial)
Applicant(s): Doug Smith, Manager – Tri-State Forest Products
Tom Yurysta, P.E. – Proudfoot & Associates
Land Use: Sale & Storage of Building Materials
Parcel(s): Q61-100-654406005000 and Q61-100-654406004000
Request: Final Site Plan Review

Preliminary & Final Site Plan Checklist

Land Use		Permitted	Special Approval	Not Permitted
1225.08	Land Use Type	x		

Parking		Compliant	Non-Compliant	Not Applicable
1250.05(c)	Wheel Stops	x		
1250.06(a)(5)	Parking Lot Screening (near residential)			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	
1250.19(c)	1 tree for each 8 parking spaces	x		
1250.19(d)	Shade trees located in islands		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)(3)	Driveway grade less than 10%	x		

1250.53	Deceleration Lanes if use > 1,000 trips per day			X
Dumpster		Compliant	Non-Compliant	Not Applicable
1250.57	Waste Receptacle – design/materials			X
Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(d)	Acc. Building – Height (20' or main structure)			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)(2)	Existing landscape preserved (as possible)			X
1250.26	Wall Location (if required)			X

Notes:

1. A landscape planting plan designed by a landscape architect has not been provided for this site.
2. The overall landscape percentage of the lot and the parking area has not be calculated. The minimum intentional landscape area of this parcel is required to be at least 10% while at least 6% of the parking area must be landscaped.
3. The parking lot landscaping that is shown includes exclusively arborvitae which is not considered a shade tree.
4. The island alternative that was approved at the preliminary site plan review does not feature shade trees.
5. Landscape strip along EJRW is less than the required 10' width.
6. Building material percentages have not been calculated for this application nor have building elevations been submitted.
7. The buildings on these two sites are large structures and without elevations it is not known if the current buildings meet the requirements for recesses and projections, color, texture or material.

Recommendation:

No recommendation provided.

Mr. Walters reviewed the above Staff Report. Doug Smith, Tri-State Forest Products, was present. There were no comments or questions from the commission, nor the public. Mr. Smith stated that the office building will be torn down soon, and that the dirt piles will become leveled. He added that they have decided to make all of the buildings on the property look uniform.

Mr. Carry moved to approve the plans as noted in this report for the Final Site Plan for Tri-State Forest Products located at 13010 Eckel Junction Road. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

Mr. Carry moved to approve the plans as noted in this report of the Final Site Plan for Tri-State Forest Products located at 13100 Eckel Junction Road. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

Final Plat Summerfield – Plat 1

APPLICANT/OWNER/DEVELOPER

Steve Mitchell & Mike White
MB Investments, LLC.

Feller Finch and Associates, Inc.
1683 Woodlands Drive, P.O. Box 68
Maumee, Ohio 43537

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Summerfield Plat 1 is an R-4 residential subdivision proposed to consist of 21 lots. The plat is located just north of Bay Shore Village Plat 1, on the north side of Five Point Road between SR25 and Fort Meigs Road and is approximately 11.6 acres in size.

BACKGROUND

Previously, the original Bayshore Village Preliminary Plat was first approved in 2005, but Subdivision Plats 2-8 expired in 2015 and were not approved for a Plat Extension in 2016. The Preliminary Plat for Summerfield Subdivision was approved on March 30, 2017 and upon approval was purchased by Steve Mitchell.

ANALYSIS

The plat layout for Plat 1 is substantially compliant with the preliminary plat that is currently active for this area. The number of lots, street layout and arrangement of lots

is the same as originally proposed within the subdivision Preliminary Plat. All lots shown meet the minimum depth to width ratio. Lots 2, 3, 4, and 5 all have frontages less than the minimum 65' requirement, but will meet or exceed the frontage at the building line. All other lots conform to all necessary dimensional requirements. The staff has reviewed the final plat for plat 1 and approved with the following comments:

Open space requirement = There are three ways to satisfy the open space requirement for subdivision development. The first option is to provide 5% of the area of the subdivision as open space (cannot include detention/retention areas). The second option is to provide a cash in-lieu payment in an amount equal to 7.5% of the value of the undeveloped land and the third option is to dedicate an equivalent amount of land (5%) elsewhere in the city. Per the layout of this plat the developers will be required to provide a payment for 7.5% of the value of the undeveloped land. A recent appraisal (within the last 5 years) will be required to determine the value of this property.

Per Chapter 1295.07(d), the following escrows and fees attached to this report shall be provided to the satisfaction of the city prior to releasing the signed copy of the final plat:

ESCROWS

Roadway & Pavement
Drainage
Erosion Control
Waterline
Sanitary Sewer
Sidewalks
Curb Ramps

PAYMENT ITEMS

Street Signs
Street Lights
Open Space Fee

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Summerfield Plat 1 subject to the comments and recommendations in this report including the deposit of escrows, payment of open space fees and other fees as required.

Mr. Easterling reviewed the above Staff Report. Don Feller, Feller Finch & Associates, was present on behalf of the application. Mayor Mackin asked where Summerfield will be located on Five Point Road, and Mr. Carry added that it will be between Fort Meigs Road and S.R. 25. There were no further comments or questions from the commission, nor the public.

Mr. Hudson moved to approve the Final Plat for Summerfield Plat 1 subject to the comments and recommendations in this report. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

**Preliminary & Final Site Plan
Big Daddy Graphics
121 Burlingwood Drive**

APPLICANT

Rex Russell
433 W. Second Street
Perrysburg, OH 43551
419-320-7159

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 at 121 Burlingwood Drive. Burlingwood Drive is located immediately west of Louisiana Avenue and runs north and south from West Front Street to West Second Street. The property in question is zoned C-2 (Central Business) and currently houses a small pink bungalow in which the owner/applicant operates a graphic design and screen printing business. This property is surrounded by OS (Office and Service) and C-2 (Central Business) zoning districts (the C-2 property to the south is currently used as a residence).

ANALYSIS

Land Use – The current use of the property has been reviewed and determined to be “printing” and is therefore an approved use in the C-2 district.

Dimensional Standards – The C-2 zoning district does not have any setback requirement so this parcel is treated as a zero lot line property. The only dimensional requirement is that the building cannot exceed a height of 35’ which is not an issue for this application.

Building Materials – The applicant’s building is finished in wood siding so the materials do conform to current code requirements.

Access – The subject location does not have direct access to any roadway except for Burlingwood Drive which functions as more of an alley than a street. This current access is not proposed to change as part of this application.

Parking – The C-2 zoning district does not require on-site parking but the site does currently feature a small gravel parking lot (Approximately 32’ x 32’). The proposed plan would change the current lot from gravel to concrete.

Parking Landscaping – Not applicable.

Site Landscaping – The structure size is 959 SF and the size of the lot is 3,959 SF resulting in a site area of 3,000 SF. C-2 zoning does not have a minimum landscape percentage requirement so no landscape plan is necessary.

Street Trees – Due to the location of this property and adjacent right-of-ways, no street tree plan is required.

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 to 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 – No new light fixtures are shown.

Sidewalks – Sidewalks are not shown across the frontage of the property but due to the location of the property to major roadways it is not recommended to require sidewalks along Burlingwood which functions more as an alley than a local street.

Waste Receptacles – No exterior trash receptacle on-site.

Other – The applicant will be required to submit current and future pervious and impervious calculations to make sure they are meeting the SWP3 requirements.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the Preliminary and Final Site Plan as submitted for Big Daddy Graphics located at 121 Burlingwood Drive.

Mr. Easterling reviewed the above Staff Report. Mr. Russell was present. Mr. Wellstein asked about the new color of the building, and Mr. Russell stated that it's changing to coral. Mr. Pickerel confirmed that the intention for the new concrete pad will be for customer parking. There was a brief discussion about the free-flowing shape of the concrete pad, and if parking spaces would be striped. Mr. Russell noted that the deck entry will be closed to the general public once the new concrete pad is installed, and he added that there will only be one entry off of Burlingwood Drive. He added that he was not intending on striping the parking lot, as it is only 3 parking spaces, and it has worked well without stripes for over 12 years. Mr. Russell added that he is willing to work with City requirements, and Mr. Pickerel stated that he is solely concerned from a safety aspect with pedestrian and alley traffic. Mr. Russell said that a sewer line collapsed, which is one of the reasons for the replacement from gravel to concrete. Mr. Hudson asked if there have been any auto accidents in the non-striped gravel parking lot over the last 12 years, and Mr. Russell stated that there have not been any auto accidents to

his knowledge. Mr. Carry added that there are no parking requirements in the C-2 zoning district. Mr. Russell added that there will be a decorative patterned top on the concrete pad. Mr. Walters gave a few suggestions for colorizing the concrete. There were no further comments or questions from the commission, nor the public.

Mr. Hudson moved to approve the Preliminary and Final Site Plan as submitted for Big Daddy Graphics located at 121 Burlingwood Drive. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

Other Business

There being no further business, the meeting adjourned at 7:29 p.m.

Respectfully submitted,

Heather Alfaro