

PLANNING COMMISSION MEETING

OCTOBER 24, 2019

The meeting was called to order at 7:00 p.m. by Chairman Craig Pickerel. Commission members present were Greg Bade, Mayor Mackin, Gilda Mitchell, Craig Pickerel, John Stout, and John Wellstein (6). Andy Lorenz was absent (1). Also present was Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Pickerel moved to approve the minutes of the September 26, 2019 meeting as written. Seconded by Mr. Wellstein. Ayes: Bade, Mitchell, Pickerel, Stout, and Wellstein (5). Nays: (0). Abstain: Mackin (1).

Mayor Mackin moved to approve the minutes of the October 3, 2019 meeting as written. Seconded by Mr. Pickerel. Ayes: Bade, Mackin, Mitchell, Pickerel, and Wellstein (5). Nays: (0). Abstain: Stout (1).

ADMINISTRATOR'S REPORT

No report.

Final Plat Coventry Point Plat 1

APPLICANT

Steve Mitchell
MB Investments, LLC.
3150 Republic Blvd. Suite 3
Toledo, OH 43615

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

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Coventry Pointe Plat 1 is an R-3 residential subdivision proposed to consist of 22 lots. The plat is located on the west side of Fort Meigs Road immediately north of Five Point Road. The proposed plat is approximately 12.759 acres in size.

BACKGROUND

The active Preliminary Plat for Coventry Pointe was approved on April 25, 2019.

ANALYSIS

The plat layout for Plat 1 is substantially compliant with the approved Preliminary Plat approved in April 2019. 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 with the exception of Lots 13,14, 15,16, and 17 (due to being on the outside of a curve). In addition, lots 13-17 each have frontages less than the minimum 75' requirement, and it is unknown if these lots will be able to provide the 75' frontage at the building line. Also, lots 14-16 each exceed the maximum 3:1 depth to width ratio. 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 Deputy Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Coventry Pointe 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 regarding the Final Plat for Coventry Pointe Plat 1. The applicant was not present. Mr. Bade thanked Mr. Easterling for noting that there are a few lots outside of the width to depth ratio. There were no further comments nor questions from the Commission or public.

Mayor Mackin moved to approve the Final Plat for Coventry Pointe Plat 1 as recommended by the Deputy Planning & Zoning Administrator. Seconded by Mr. Bade. Ayes: (6). Nays: (0).

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Heather Alfaro