PLANNING COMMISSION

SEPTEMBER 28, 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, Mayor Olmstead and John Wellstein (6). Eric Nicely was absent (1). 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 August 31, 2017 meeting. Seconded by Mr. Carry. Ayes: Carry, Forquer, Hudson, Olmstead and Wellstein (5). Abstain: Lorenz (1).

Administrator's Report

Mr. Walters reported that there is a full agenda for the October meeting.

Code Amendment – Chapter 1225.08
CrossFit – Gym or Fitness Facility

APPLICANT/OWNER/DEVELOPER
Ft. Meigs Crossfit
c/o Susan Rees
26963 Eckel Road, Suite 201
Perrysburg, OH 43551

REQUEST
Chapter 1285 – Changes and Amendments
Chapter 1225.08 – Land Use and Base Zoning District Table

DESCRIPTION
The proposed code amendment to Chapter 1225.08 – "Gym or Fitness Facility" would allow for the use to be permitted within I-2 (General Industrial) zoning districts.

BACKGROUND
On November 1, 2016, City Council approved code amendments that allowed for gym and fitness facilities to be established in commercially zoned districts and planned business parks. It also further defined gyms/fitness facilities and commercial recreation uses. These definitions were written to establish a more intense use of the property or buildings within commercial recreational use and fitness facilities. Susan Rees, of Ft.

Meigs Crossfit, recently opened her business in an I-2 (General Industrial) district. Prior to the changes made last year, this would have allowed for the applicant to apply through the special approval use process. The previous code amendment, upon separating gyms or fitness facilities from commercial recreation completely prohibited both commercial recreation, gyms, and fitness facilities from I-2 zoning districts.

ANALYSIS

Existing Code Language

1225.08 LAND USE REGULATIONS

(See Exhibit A)

Proposed Code Language

1225.08 LAND USE REGULATIONS

(See Exhibit B)

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission deny the proposed code amendment. As the I-2 (General Industrial) zoning district is the most intense of the industrial districts, a small fitness facility would be incompatible with the surrounding area. Also, the intensity of the zoning district could pose potential safety concerns with an increase in pedestrian traffic.

Further, it is recommended that a public hearing be set before City Council for November 7, 2017 at 6:15 p.m.

Exhibit A

	Ag	Residential						Commercial				Office	Industrial		Special			INS
Commercial	**A-1**	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**RM**	**C-1**	**C-2**	**C-3**	**C-4**	**OS**	**I-1**	**I-2**	**PBP**	**P**	**S-1**	**INS**
Commercial Recreation											S		S		S			
Commercial Schools									P	P	P	P			S			
Drive-in commercial uses										P	P	S			S			
Entertainment / Sports Facilities									P	P	P				S	S		S
Grocery Stores									P	P	P							
Gym / Fitness Facility (< 5,000 GSF)								P	P	P	P	P			S			
Gym / Fitness Facility (> 5,000 GSF)										P	P				S			

Exhibit B

	Ag	Residential						Commercial				Office	Industrial		Special			INS
Commercial	**A-1**	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**RM**	**C-1**	**C-2**	**C-3**	**C-4**	**OS**	**I-1**	**I-2**	**PBP**	**P**	**S-1**	**INS**
Commercial Recreation											S		S		S			
Commercial Schools									P	P	P	P			S			
Drive-in commercial uses										P	P	S			S			
Entertainment / Sports Facilities									P	P	P				S	S		S
Grocery Stores									P	P	P							
Gym / Fitness Facility (< 5,000 GSF)								P	P	P	P	P		P	S			
Gym / Fitness Facility (> 5,000 GSF)										P	P				S			
Massage Establishments									S	S	S	S						

Mr. Easterling reviewed the above Staff Report. Susan Rees, the applicant, was present along with Jim Matuszak, a member of Ft. Meigs Crossfit. Ms. Rees said that she did not realize that this use did not fit the zoning until she was contacted by the City. She said that she was a member of the former Crossfit that was in the same building, only at the other end. Mr. Forquer asked Mr. Walters if the previous gym was a non-conforming use, and Mr. Walters said that it was. Mr. Lorenz asked how long they have been in operation, and Ms. Rees said since Memorial Day. Mayor Olmstead asked if they used a realtor to find the property and if the owner was aware of the type of business before they opened. Ms. Rees said they did not use a realtor, and the owner was aware of the type of business. Mr. Matuszak said that the former Crossfit left and went to Maumee. He said that the intensity of Crossfit is a stereotype. Mr. Wellstein asked why they are asking that this be a permitted use as opposed to going through the Special Approval Use process. Mr. Matuszak said that as the gym grows they don't want to have to go through the process again. He said that there have been no complaints from the complex and there is not a lot of activity in this complex. Mr. Hudson noted that this change would apply to all similar businesses in that zoning classification, not just this business. Several of the Commission members stated that the applicant is asking for broad relief. Mr. Wellstein said that he drove back there and the use fits in this area but in other I2 areas there could be a lot of tractor-trailers.

Mr. Hudson moved to recommend approval of the proposed Code Amendment permitting gym or fitness facilities less than 5,000 square feet in I2 zoning districts. Seconded by Mr. Carry. Ayes: (0). Nays: (6).

Mr. Forquer asked if it would make sense to have gym and fitness facilities less than or greater than 5,000 as a special approval use in I1 and I2 zoning districts. Mr. Walters said that he could not make a recommendation without further studying the number of properties and other factors. Ms. Henderson agreed. Mr. Forquer said that there is not a lot of I1 properties in the City, and we might want to preserve those for traditional industrial uses. Mr. Carry asked how many square feet Ft. Meigs Crossfit is. Ms. Rees said that it is just shy of 2,500 square feet but they hope to someday knock down a wall and expand. Mr. Hudson asked the difference between I1 and I2, and Mr. Walters explained the difference in intensity between I1 and I2.

Mr. Forquer moved to recommend approval of a Code Amendment to designate gym or fitness facilities, both less than and greater than 5,000 square feet, as special approval uses in I2 zoning districts, and that a public hearing be held before City Council on November 7, 2017 at 6:15 p.m. Mr. Hudson seconded, and it was unanimously approved.

Special Approval Use
Wood Lane Residential Properties
306 West South Boundary Street

APPLICANT/OWNER/DEVELOPER
Jessica Blakely, CEO
545 Pearl St.
Bowling Green, OH

REQUEST
Chapter 1235.02(d) – SAU – Standards
Chapter 1235.04(nn.a) Rooming House

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the south side of W. South Boundary Street between Pine Street and Maurice Place. The closest prominent landmark to this site is Frank Elementary School (located to the northwest).

Property Size: approximately .25 acres

Parcel: Q61-400-080304004000

Zoning: R3 – Single-Family Residential

BACKGROUND
As explained by the applicant, the purpose of this home is to serve as a residential environment for up to 4 individuals with developmental disabilities. Each individual has their own room and receives home and community based services through a certified provider. Wood Lane is the landlord of the property and is responsible for the maintenance and upkeep of the home and lot. There are currently two occupants living in the home and neither drive or have a vehicle. The occupants are required to sign a lease so they are not transient.

ANALYSIS
Special Approval Uses generally require that two sets of criteria be met in order to grant approval. The first set of requirements is what is referred to as the “general conditions” and the second set is referred to as the “specific conditions”.

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

1. The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
2. The special approval use 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 and impair property values within its neighborhood.
3. The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
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.
6. The special approval use 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.

Specific Requirements

Ch.1235.04(nn.a) Rooming House

1. Such dwellings shall meet all applicable codes and ordinances of the City, County and State.
2. Floor plans drawn to scale of all floors to be utilized for bed and living activities shall be submitted to the City.
3. Dwellings shall be suitable in character for the use proposed and shall not be cause for a change in the character of the neighborhood.
4. There shall be no separate cooking facilities provided for the occupants. Meals, other than those served as part of the normal operation of the household, shall be served only to occupants of the facility.
5. Occupancy shall be of a transient nature. A registry indicating name, phone number and vehicle license number, shall be kept and shall be available to the City for inspection upon request.
6. Off-street parking shall be provided based upon one (1) space for each rental room. It is the City's intent not to encourage yards to be destroyed, landscaping removed or the integrity of the neighborhood altered in order to provide parking. In those instances where parking requirements cannot be met, the applicant may request special consideration from the City. In such case, the applicant shall submit an analysis of parking required and parking provided within a three hundred (300) foot radius of the subject parcel. After analyzing the data, the City may lower the number of the required parking spaces based on the fact that sufficient on/off-street parking exists in the neighborhood.

RECOMMENDATION
The Planning and Zoning Administrator has reviewed the application for a Special Approval Use for the Wood Lane Residential Properties "rooming house" located at 306 W. South Boundary and recommends approval of the request as submitted.

Mr. Walters reviewed the above Staff Report. Jessica Blakely, CEO of Wood Lane Residential Properties, was present. Mr. Wellstein asked how long Wood Lane has owned the home. Ms. Blakely said that they have owned it since May. It has been remodeled and the one car garage has been converted into a bedroom. There are currently two occupants living in the house and they do not have a car, nor do they have a driver's license. Each occupant signs a lease with Wood Lane and Wood Lane is responsible for the upkeep on the property. However, they are not responsible for the services provided to the occupants of the home.

Sarah Harlow, 325 West South Boundary Street, said that she has no issue with the residents currently living in the house, but this is a business and there are employees coming and going. She said she is concerned about the property values, and she feels disrespected as a long term resident and she is not happy about it. Bob Furlong, 312 West South Boundary Street, said that he's not sure we should be constantly changing the zoning here and there. He said that the workers sometimes stand in the driveway smoking and talking on their phone and he can hear their conversations. Mr. Walters noted that this is not a request to change the zoning. He explained the special approval use process and said that the Commission is evaluating the overall impact of this use versus what you would expect in traditional single family residential zoning. Ms. Harlow asked if this would be allowed in the higher end homes. Mr. Walters said that it would be allowed in all residential districts.

Mr. Forquer moved to approve the Special Approval Use for the Wood Lane Residential Properties rooming house at 306 West South Boundary Street. Seconded by Mr. Hudson. Ayes: (6). Nays: (0).

Preliminary & Final Site Plan
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

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)

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. The building (120') is in excess of 100' long and does not feature any recesses or projections.
6. The roofline does not change even though the length is in excess of 100'.
7. There is no sidewalk connecting the front door to the multi-use path along Roachton Rd.
8. Pedestrian walkway through the parking lot is not present and not delineated through the lot.
9. 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.
10. 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 November 7, 2017 at 6:20 p.m.

Mr. Walters reviewed the above information regarding the Preliminary and Final Site Plan and Special Approval Use for the cold storage building at the Department of Public Service. He said that as stated in Note 2, the landscape percentage was not calculated so it is marked as non-compliant. He added that this is an urgent need as they want to get equipment out of the weather. Mr. Carry asked when the original building was constructed. Mr. Walters said that he believes it was in 2009. Mr. Carry noted that the big code change was in 2006 so many of the requirements would have been in place at the time the building was constructed. Mr. Forquer said that if this is an urgent project, he's surprised that neither a representative from the Department of Public Service nor Poggemeyer were present. He said that regardless of the name on the project they need to be consistent, and he asked if relief on the height had been provided to other applicants. Mr. Walters said that to his knowledge no relief has been given on accessory building height. He said there is there is a mechanism in the Code to grant relief on a principal structure but not an accessory structure.

Todd Friesner who owns property to the north of the subject property, said that he understands the importance of this building, but as a builder/developer he could not get away with this. He said that the private sector has to bring things up to Code. He added that the parking area behind the fence is grindings and that is not allowable by the Code. He said that he's been denied using grindings but it is okay for the City. He said that he understands the importance of getting assets covered, but he wants to see fairhandedness.

Mr. Wellstein said that he agrees that the City should be held to the same standards as the private sector. Mr. Carry said that it would be nice if the applicants were present so they could discuss some of the issues that are not in compliance with the Code.

Mr. Carry moved to approve the Preliminary and Final Site Plan for the cold storage building at the Department of Public Service, 11980 Roachton Road. Seconded by Mr. Forquer. Ayes: (0). Nays: (6).

Final Site Plan Amendment
Waffle House
11121 Fremont Pike

APPLICANT/OWNER/DEVELOPER
Waffle House
P.O. Box 6450
Norcross, GA 30091

REQUEST
Chapter 1250 – Site Design Standards
Chapter 1260.18 Site Plan Amendment

PROPERTY LOCATION & DESCRIPTION
On January 26, 2017 the Planning Commission voted to approve the preliminary and final site plan for Waffle House. The subject parcel is located just east of the E. South Boundary Street and Fremont Pike intersection, on the south side of Fremont Pike between Speedway and Signature Harley-Davison. Neighboring property also includes AutoZone. The subject property is zone C-4 (Highway Commercial) and is approximately 0.96 acres in size.

BACKGROUND
The applicant is proposing to construct a one story building that is approximately 2,112 SF in the center of the parcel. The building would use the existing access drive connecting Speedway and Signature Harley-Davidson as an entrance to the property.

ANALYSIS
The revised site plan for The Waffle House shows the building length being shortened by eight (8) feet, a landscape island was added next to the loading zone, and the removal of three (3) parking spaces.

- **Parking:** The parking lot configuration shows twenty-eight (28) onsite parking spaces. Per Ch. 1250.03(c)(i), occupancy calculations were not able to be determined. Therefore, the number of spaces were calculated by requiring one (1) space per 200 SF. The required number of onsite parking spaces is eleven (11). The proposed spaces are to meet the standard size requirements (10'x20') with a 21.8 foot drive aisle.

- **Landscape Islands:** The proposed plan shows five (5) landscape islands for twenty-eight (28) onsite parking spaces that vary in size. Per Ch. 1250.19(d), a landscape island will be provided at one (1) for every ten (10) spaces with two (2) shade trees per landscape island. The proposed landscape islands also show only one (1) shade tree placed in three of the four islands, with two (2) shade trees placed in only one (1) landscape island. Although it does not meet the requirements (10 trees required), the applicant has placed ten (10) additional trees throughout the property.

- **Parking Lot Landscape:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of parking lot landscaping, 911 SF of landscape is needed. The plan indicates that 1,015.74 SF has been provided. Per Ch. 1250.19(c) "One (1) tree shall be required for each eight (8) spaces". The applicant has placed four (4) additional trees in the site landscaping (4 required).

- **Site Landscaping:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of overall site landscaping, 4,097 SF of landscape is needed. The plan indicates that 4,370 SF has been provided.

- **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 Deputy Administrator recommends that the Planning Commission approve the final site plan amendment as submitted.

Mr. Easterling reviewed the above Staff Report. Shawn Garmong of Van Horn, Hoover and Associates was present on behalf of the applicant. Mr. Lorenz confirmed that there would not be individual driveways. Mr. Easterling said that is correct; they will share a drive with Speedway and Harley Davidson. Mr. Forquer asked if half an island means one tree. Mr. Easterling said that it does.

Mr. Hudson moved to approve the Final Site Plan Amendment for Waffle House, 11121 Fremont Pike. Seconded by Mr. Carry. Ayes: (6). Nays: (0).

There being no further business, the meeting adjourned at 8:57 p.m.

Respectfully submitted,

Mary Jo Sutton