

PLANNING COMMISSION MEETING

SEPTEMBER 26, 2019

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

APPROVAL OF MINUTES FROM THE AUGUST 29, 2019 MEETING

Mr. Pickerel moved to approve the minutes of the August 29, 2019 meeting as submitted. Seconded by Mr. Bade. Ayes: Bade, Mitchell, Pickerel, Stout, and Wellstein (5). Abstain: Lorenz (1).

ADMINISTRATOR'S REPORT

No report.

Final Site Plan Wimsatt Building Materials 13006 Eckel Junction Road

Project Name: Wimsatt Building Materials - Final Site Plan
Location: 13006 Eckel Junction Road
Zoning: I-2 (General Industrial)
Applicant(s): Robert Hoffman – Wimsatt Building Materials
Feller Finch & Associates, Inc. (Maumee, OH)
Architecture by Design, Ltd. (Sylvania, OH)
Land Use: Sale & Storage of Building Materials
Parcel(s): Q61-400-070302019000
Request: Final Site Plan Review

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		
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. Sheet L-1 provides a calculation for the amount/percentage of landscape shown on the site, however, it is unclear as to which areas of the site were used as “contributing” areas. It is likely that parking lot landscaping and site landscaping may have either been double counted and/or turf grass areas were counted as landscape. Overall, the percentage seems high for the amount of landscaping shown on the plan. Further information should be requested regarding the provided calculation.
2. The site plan nor the building elevations show a location for HVAC equipment so this requirement was marked as non-compliant to allow for further discussion of this requirement with the applicant. Often times HVAC and other similar details are worked out after the construction of the building but the requirement for shielding/screening any rooftop units should be made known at this time so the applicants can plan accordingly.
3. The overall length of the building is just under 150’. The code requires that buildings that exceed 100’ in length must utilize recesses and projections to help reduce the perceived size and scale of larger buildings. The primary mass of the building is about 136’ long and only has a small vestibule on the east side to give it dimension. Ornamental or other more substantial design changes should be discussed with the applicant to see how this specific code requirement can be met.
4. The site plan does not indicate any trash receptacle on site. If no exterior trash facilities are provided this requirement would be met but in the event that an exterior trash facility is planned further information would be required regarding the location and construction methods of the enclosure.

Recommendation:

The Planning & Zoning Administrator recommends approval of the final site plan as submitted subject to successfully addressing the above four comments.

Mr. Walters reviewed the above Staff Report regarding the Final Site Plan for Wimsatt Building Materials. Robert Hoffman of Wimsatt was present at the meeting. Mr. Hoffman said that they are still trying to figure out the landscaping percentages, but he is sure that they can work that out. Mr. Walters said he received a call late in the day from the landscape architect, but he was not able to speak to him. Mr. Hoffman said that there will be no rooftop units, and he distributed a plan to the Commission members showing where the units will be. He explained that the building is set back over 200’ from the road and the view of the building is from the street and that side has an offset. He asked that the

plan be approved as submitted. Mr. Walters asked if there would be any outside waste receptacles. Mr. Hoffman said that if they do have any, they will be 800 feet off the road. There was some discussion about the fence. Mr. Bade said that he does not have an issue with the roof lines because effort was taken with the front, and it is well designed. He said that he would like to see the dumpster somehow enclosed so trash does not blow around. Mr. Stout asked if there is any requirement to enclose ground mounted HVAC units. Mr. Walters said there is no requirement, and Mr. Hoffman said they will be screened with landscaping. Mr. Bade moved to approve the Final Site Plan for Wimsatt Building Materials based upon the landscaping requirement being coordinated with the Planning and Zoning Administrator and with a preference that there be fencing around the dumpster. Seconded by Mr. Stout. Ayes: (6). Nays: (0).

Preliminary Plat Summerfield Subdivision

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 1295.01 – Preliminary Plat

PROPERTY LOCATION & DESCRIPTION

Summerfield is a proposed subdivision consisting of 145 lots, and is located just north of Bay Shore Village Plat 1, on the north side of Five Point Road between SR25 and Fort Meigs Road. This subdivision (54.3 AC) is an R-4 (Single Family) residential subdivision with an area (separate from this request) outside of but adjacent to the eastern side of this plat proposed as R-5 (Two Family) residential.

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. The Preliminary Plat for Summerfield was expired on March 30, 2019. If approved, this request would allow for the Summerfield Preliminary Plat to be active until September 30, 2021.

Plat 1, consisting of 22 lots was finalized and recorded on January 6, 2004.

ANALYSIS

The City of Perrysburg's current Comprehensive Plan indicates "Encouraged Growth/Economic Development Area" for the subdivision. The land proposed for the subdivision was once agricultural land but now sits as an empty parcel.

The Code provides for a minimum lot area of 9,500 SF for R-4 Zoning. All proposed lots currently meet or exceed the minimum lot size.

The applicant shall 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 54.3 acres + \$100.00 per lot. An official appraisal of the property has not been submitted to calculate the open space fee.

Only two street names are given across the entire subdivision so street names would need to be reviewed as part of the final plat review.

The subject property shall be subject to Chapter 1295 – Subdivision Regulations.

- Per Ch. 1295.05(a)(6)(G) lots shall not have an average depth which is more than three times its average width, nor shall it have a depth of less than one hundred twenty feet unless otherwise approved by the Planning Commission. There is one lot that does not meet a maximum 3:1 ratio (please see lot 12 which has a ratio of 3.015).
- Each of the lots on the chart below, has a frontage less than 65'. This would require the approval of the Planning Commission according to Ch. 1295.05(a)(6)(E).

Lot	Frontage (FT)
3	57
5	57
12	65
40	65
41	44
42	44
43	44
44	44
45	63
113	53
114	53
115	53

There are 123 un-platted single lots proposed in the Summerfield Subdivision. **Preliminary Plat approval shall be effective for a maximum period of twenty-four (24) months unless, upon application of the developer, the Planning Commission grants an extension. If the Final Plat has not been recorded within this time limit, the Preliminary Plat must again be submitted to the Planning Commission for approval.**

RECOMMENDATION

The Deputy Planning and Zoning Administrator recommends that the Planning Commission approve the overall Preliminary Plat drawing for the subdivision 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 Preliminary Plat of the Summerfield Subdivision. Fernando Camargo of Feller Finch was present on behalf of the applicant. Mr. Wellstein asked if the lots around the cul-de-sac that are 44' wide are typical. Mr. Walters said that it is at the lower end of what they have seen in the past. Mr. Easterling added that the lots meet the minimum requirement at the building line. Mr. Bade noted that in the detention area it states 2.37 acres of open space with a 1.89 acre pond. He said that he would like the words open space removed because the pond does not count as open space. Mr. Wellstein moved to approve the Preliminary Plat of Summerfield Subdivision as submitted. Seconded by Mr. Pickerel. Ayes: (6). Nays: (0).

Final Plat Summerfield Plat 2

APPLICANT/OWNER/DEVELOPER

Steve Mitchell
MB Investments, LLC.
3150 Republic Blvd. Ste 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

Summerfield Plat 2 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 6.645 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. The Preliminary Plat for Summerfield was approved until March 30, 2019 and has since expired.

ANALYSIS

The plat layout for Plat 2 is substantially compliant with the original preliminary plat that is that was submitted for this area and the one that has been resubmitted for new approval. 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 25, 26 and 27 (due to being on the outside of a curve). In addition, lots 24-28 each have frontages less than the minimum 65' requirement, and it is unknown if these lots will be able to provide the 65' frontage at the building line. All other lots conform to all necessary dimensional requirements. The staff has reviewed the Final Plat for plat 2 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

PAYMENT ITEMS

Street Signs
Street Lights
Open Space Fee

Sidewalks
Curb Ramps

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Summerfield Plat 2 subject to the comments and recommendations in this report including the approval of the new preliminary plat, deposit of escrows, payment of open space fees and other fees as required.

Mr. Easterling reviewed the above Staff Report regarding the Final Plat of Summerfield Plat 2. Mr. Camargo represented the applicant on this item also. Mr. Bade said that he is assuming that the requirements will be met with lots 24-28. Mr. Walters spoke about the renaming of Sunderland Drive to Valley Hall Drive. Mr. Bade moved to approve the Final Plat of Summerfield Subdivision Plat 2 subject to the recommendations and requirements in the Staff Report. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

Rezoning Request City Owned Parcel

APPLICANT/OWNER/DEVELOPER

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

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject properties are located immediately south of Coe Ct. and roughly between the stub streets of Ringle Road and Dwyer Drive. The parcel ending in "40001" is currently zoned S1 "Scenic & Open Space" while the parcel ending in "40004" is currently zoned R3 "Single Family Residential."

Adjacent zoning:

1. North: R3 (Single Family Residential)
2. East: R3 (Single Family Residential)
3. South: R3 (Single Family Residential)
4. West: R3 (Single Family Residential)

The combined area of both properties is approximately 16.78 acres (730,937 square feet).

BACKGROUND

In approximately 2013 – 2014 when the Hawthorne Subdivision was being planned the City executed a “land-swap” with the developer of the subdivision to the south. This swap resulted in the city acquiring the parcel ending in “40004” so that it could be combined with the existing land with parcel “40001.” In exchange for this land the City carved off a portion of the eastern end of parcel “40001” to allow the developer to develop houses on both sides of the future southern extension of Dwyer Drive. The described property has been unimproved and has been covered by two distinct zoning districts since its acquisition by the city. Upon a recommendation by the Planning and Zoning Committee of City Council the city is now requesting consideration of a rezoning that would allow both parcels to be zoned the same and used as either an active or a passive park (depending on which zoning classification is determined to be the most appropriate). While there are no current plans to create additional park land, it is anticipated that the future growth of the city would benefit from additional recreational opportunities on the west side of the city.

ANALYSIS

The City is requesting consideration for the properties to either be zoned S1 – Scenic and Open Space which would permit a passive park / open space concept or P – Park that would allow the properties to be used for either a passive park or an active park depending on the future needs of the city and its residents. It is important to note that P – Park zoning would allow either option (passive or active) and S1 – Scenic and Open Space would only permit a passive park with very minimal improvements such as walking paths, un-programmed open spaces, etc. Additionally, the development of lots within the Hawthorne subdivision is quickly nearing these parcels and potential buyers will likely research the zoning of these city owned parcels when making the decision to purchase (or not) a lot in this area. From this standpoint it is important to determine the future use of these parcels and update the zoning map to reflect this decision.

Per Ch. 1220.03, Park zoning is defined as: serves to protect the natural amenities and to accommodate development that is compatible with those natural amenities in areas designated as public parks. These area will be comprised of a variety of functions including active outdoor recreational activities and functions, water-related facilities, natural areas, interpretive features and open space.

Per Ch. 1220.03, Scenic Open Space serves to protect and preserve public or private areas with river frontage, woodlands and areas with natural scenic features, historic scenic grounds, vistas and byways, which should be retained in an open character protecting the natural amenities they possess.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **Park**.

Plant Cultivation

Entertainment and Spectator Sport Facilities **(SAU)**
Accessory Uses
Non-Commercial Recreation Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **Scenic and Open Space**.

Plant Cultivation
Cemetery **(SAU)**
Essential Services **(SAU)**

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment to P - Park for both of the subject parcels. This zoning district would allow the future use of this property for either a passive or an active park depending on the needs of the community. Additionally, this zoning classification would help prevent future buyers of homes in this area from being surprised by what may happen to the land adjacent to their homes. Overall the Park classification would alert future buyers of the proposed highest use of the property.

Further, it is recommended that a public hearing be set before City Council for November 5, 2019 at 6:20 p.m.

Mr. Walters reviewed the above Staff Report. Mr. Bade said that he is familiar with this area, and he knew there was heartache when the roads were continued because of the loss of trees. He said he went door to door and spoke to about a dozen residents in the area about the rezoning. Some didn't care as long as it stays park or open space, and some wanted it be S1. Mr. Bade said that he is in support of both parcels being zoned S1. He believes that when Mr. Howald sold the property to the City he wanted it to stay scenic for the wildlife. Mr. Pickerel asked if there is any requirement that the land stay as open and scenic. Mr. Walters said that he did some research and the expressed intention was that it not be developed, but there is no contractual language and he believes that either S1 or P zoning would fulfill Mr. Howald's wishes. He added that there is no reason to believe that even if it is zoned P that trees would be removed, other than those that will already be removed for the road. Wanda and Walter Guy, 2306 Coe Court, said that they paid several thousand dollars extra for their lot because of the privacy and woods at their back door. They requested that it be zoned S-1 so the wildlife is not disrupted. Jim Hagen, 10741 Avenue Road, asked if the City would be able to put in a shelter house. Mr. Walters said that if it were zoned P yes, if zoned S1 it would not be permitted. Derek Tomor, 2158 Coe Court, said that Rivercrest Park is only half a mile away, and he would like the land to stay scenic. Chris Reaper, 2102 Coe Court, questioned how much more traffic there would be if it became a park. He said there are a lot of kids in the area. Mr. Stout said that he puts extreme value on the existing residents' opinions. He added that we have a lot of beautiful parks in Perrysburg. Mr. Wellstein said that he feels it should be S1 and

then once the area gets developed if everyone wants a park, then the zoning could be changed. Mr. Lorenz said that he thinks the parcel zoned R3 should be changed to S1 so it is uniform. Mr. Bade made a motion to rezone parcel Q61-100-130000040004 from R3 to S1 and to schedule a public hearing before City Council on November 5, 2019 at 6:20 p.m. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

OTHER BUSINESS

Dave Keinzle, Shoppes at RiverPlace, was present to explore the idea of putting a rooftop, seasonal deck on El Vaquero restaurant. He said that he is scheduled to meet with a contractor and begin to develop plans, but if the Commission is opposed to the idea he did not want to expend the funds for the plans. The Commission asked about the size of the deck and the accessibility, and raised concerns about the design, noise level, and parking. Mr. Easterling noted that the Commission would have to consider a Special Approval Use for the deck that addresses all of their concerns.

There being no further business, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Mary Jo Sutton