

PLANNING COMMISSION MEETING

SEPTEMBER 25, 2014

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Greg Bade, Chris Carry, Byron Choka, Tom Forquer, Seth Hudson, Mayor Olmstead and Therese Witt (7). Also present were Brody Walters, Planning and Zoning Administrator and Mathew Beredo, Law Director.

APPROVAL OF MINUTES FROM THE AUGUST 28, 2014 MEETING

Mr. Hudson moved to approve the minutes of the August 28, 2014 meeting as written. Mr. Carry seconded and they were unanimously approved.

ADMINISTRATOR'S REPORT

Mr. Walters stated that the Final Site Plan Amendment regarding the shed for Frank Elementary and the Rezoning Request for Sanctuary in the Woods have been removed from the agenda. He said that no additional items have been received for the October meeting, so depending on the two items that were removed from tonight's agenda, the meeting may be cancelled.

Brodie Optometry Final Site Plan Amendment

APPLICANT/OWNER/DEVELOPER

Kyle Brodie, OD
955 Commerce Drive
Perrysburg, OH 43551

Brent Buehrer
Buehrer Architecture & Engineering, Inc.
314 Conant Street
Maumee, OH 43537

REQUEST

Chapter 1260.08 – Final Site Plan Review
Chapter 1245.29 – SR25 Corridor Overlay
Chapter 1250 – Site Design Standards
Chapter 1285 – Changes & Amendments

PROPERTY LOCATION & DESCRIPTION

Location: This site is located directly west of the intersection of Garfield Drive and W. Boundary Street.

Property Size: 1.537 total acres

Parcels: Q61-400-670404015000

BACKGROUND

This project received final site plan approval from the Planning Commission on March 27, 2014.

ANALYSIS

The final site plan that was previously approved by the Planning Commission was compliant with all aspects of the code with the exception of Chapter 1245.33(c) which states that no side of the building shall use materials which differ in composition, appearance or detail from any other façade of the same building. In the previous application the planning commission permitted the rear (west side) of the building to use inferior materials as compared to the other sides.

This application serves as a request from the applicant to amend four features of the previously approved final site plan:

1. Reduce the frontage (length) of screen wall.
2. Reduce landscape on site.
3. Increase the size of the garage.
4. Eliminate the curbs in the parking lot.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed all changes requested as part of this final site plan amendment and offers the following observations:

- During the initial final site plan review the length of the screen wall was debated and not reduced. Rather than reducing the wall requirement the planning commission elected to provide relief from the building material requirement on the back of the building.
- Comparison of the landscape shows a reduction in quantity but it would continue to meet the minimum requirement.
- The addition to the proposed garage causes more impervious area and also affects the tree island to the north of it.
- The elimination of the curbing as proposed would place this site plan out of compliance with Chapter 1245.33(g).
- The garage structure has been enlarged and its building materials do not comply with the building material requirements of Ch. 1250.48.
- Dumpster enclosure elevations/details have not been provided and per the original report, should not be approved until acceptable details are submitted.

In the consideration of this request it is also important to note that the applicant applied for and was granted a CRA Tax Abatement (July 28, 2014). The approved abatement was for 12 years at 75% (which is 2 years longer than normal). The additional 2 years was provided due to the additional costs associated with site preparation and the requirements of the corridor overlay (which are now being proposed to be reduced or eliminated). A copy of the minutes from the July 28, 2014 Economic Development meeting are attached to this report.

In conclusion, the Planning and Zoning Administrator recommends that the Planning Commission proceed with amended final site plan approval with the following conditions:

1. Approve the revision of the screen wall (length) provided that the landscape screening remains and the rear of the building and its materials are brought into compliance.
2. Approve the revised landscape plan as submitted.
3. Approve the enlarged garage structure provided that the building materials are revised to comply with the corridor requirements and Ch. 1250.48.
4. Require parking lot curbing per Ch. 1245.33(g).
5. Approve the dumpster enclosure provided that the building materials are shown to comply with Ch. 1250.57(7)(B).

IMPORTANT: If the Planning Commission approves the application as submitted, a zoning permit for the garage and the dumpster enclosure will not be issued until the Planning Commission (or the PZ Administrator, if authority is delegated) has an opportunity to review and approve the materials of each.

Mr. Walters reviewed the above Staff Report. Mr. Buehrer said that the building materials for the dumpster enclosure were submitted with the set of plans submitted for administrative review. He said the materials are split face block and brick. Mr. Buehrer explained that they increased the size of the garage because of restrictions regarding occupancy for Dr. Brodie's small business loan. There was discussion regarding the building materials, landscaping and screen wall. Ms. Witt said that she is all for breaking up the wall since no one else has a solid wall. She said she also has no problem with the back façade, and she does not feel it is inferior, but she does feel the curbing should be included because it's neater looking. Mayor Olmstead said that there needs to be some consistency with regards to the wall because there are several other projects that may be coming up and this issue will come up each time. Mr. Carry asked if the development approved for the northeast corner of SR25 and Eckel Junction Road was approved with a screen wall across the entire length. Mr. Walters said that it was. Mr. Carry said that he feels the wall should continue to screen the storm water detention pond. Mr. Forquer noted that the Code requires the wall to screen parking. Mr. Walters said that is why the wall at Wendy's is not continuous, it does not screen the front of the building. Mr. Walters noted that his recommendation is that the back of the building be brought up to compliance if relief is granted on the wall. He said that he is not in the business of granting relief, he interprets the Code, and he would require consistent building materials on all four sides of the accessory building and similar building materials to the building on the dumpster enclosure if the authority were delegated to him. Mr. Bade said that the Code says that parking needs to be screened; the detention pond can be screened with landscaping. Mr. Buehrer said that he does not feel the requirement of wainscot on the back of the building is reasonable and there are no windows to break it up. Mr. Walters said that 1/3 of wainscot on the back of the building would satisfy the requirement. There was discussion regarding extending the landscaping north from the wall to screen the storm water detention pond. Mr. Buehrer said that they already meet the landscape requirement so he is assuming they can trade off some of the proposed landscaping if this additional landscaping is required.

Mayor Olmstead asked if Mr. Walters was comfortable with that. Mr. Walters said that he will look at the landscaping from the original plan, but he can't speak as to the percentage of the landscaping that will be eliminated.

Ms. Witt moved to approve the Final Site Plan Amendment for Brodie Optometry subject to the conditions in the Planning and Zoning Administrator's report with the addition of a line of landscaping extending north from the end of the screen wall and delegating the approval of building materials on the garage and dumpster enclosure to the Planning and Zoning Administrator. Mr. Hudson seconded and it was approved 6-1. Ayes: Bade, Choka, Forquer, Hudson, Olmstead, and Witt (6). Nays: Carry (1).

***Hawthorne
Preliminary Plat Extension***

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

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

REQUEST

Chapter 1295.06(i) – Preliminary Plat Extension

PROPERTY LOCATION & DESCRIPTION

The overall Hawthorne subdivision is proposed to consist of 242 lots and is located south of Coe Ct., north of Roachton Rd., and is immediately west of the CSX railroad tracks. The subject property (107.8 acres) is currently zoned R3 (Single Family Residential) and S1 (Scenic and Open Space).

BACKGROUND

On July 25, 2013 the Planning Commission approved the preliminary plat for the Hawthorne subdivision.

On December 19, 2013 the Planning Commission approved the final plat for Hawthorne Plat 1 which consists of 30 lots.

ANALYSIS

The Hawthorne subdivision is shown to occupy a portion of City owned property. The City of Perrysburg recognizes this fact and has prepared a recommendation to the Finance Committee of City Council to process this request for the transferring of property to the applicant. The Planning Commission should note that if the preliminary plat is approved and an agreement is not reached with the City, the developer may proceed with the portion of the subdivision that is not located on City owned property. In other words, the 8 full lots (Lots 1, 223,242, 205, 206, 207, 208 and 209) and 2 partial lots (Lots 152 and 153) would be conditionally approved based on an agreement being

reached with the City. Additionally, rezoning would also be required on portions of the subdivision shown to be within the boundary of any land zoned S1 (Scenic and Open Space).

The City of Perrysburg's current Comprehensive Plan indicates "Park Land" and "Controlled Growth/Traditional Neighborhood Area" for Howald I and II respectively.

The "Howald I" property, owned by the City of Perrysburg, features dense woods (45%) and a portion of vacant land (55%) that is currently being farmed.

Ch. 1240.15(a)(4) requires that "A parcel to be dedicated for the common use of the subdivision shall in no instance be fewer than five (5) acres and shall be in a location and shape approved by the City, provided that a parcel divided by a road or stream shall be considered as one (1) parcel." The Planning and Zoning Administrator believes this is a unique situation where this requirement need not apply because of the proximity of the dedicated land to the existing city owned property which may become a park or other recreational use in the future. Together these two pieces of property would allow for a generous sized park in excess of the required 5 acres.

The Code requires a minimum lot area of 11,600 S.F. for R-3 Zoning. All proposed lots currently meet or exceed the minimum lot size.

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

City Staff has reviewed the overall concept plan for the Hawthorne subdivision and has provided the following comments:

City Engineer:

- none

Public Utilities:

- none

Planning & Zoning:

- Preliminary Plat includes public open space dedication of 2.63% of the area of subdivision. The remainder of the open space fee shall be made up for with the cash in lieu option in accordance with Ch. 1295.05(a)(7)(c) per the following formula:
Open space requirement = 2.83 acres of donated land + 7.5% of appraised value of 51.2 acres + \$11,500.
(2.83 acres would be 5% of 56.6 acres, therefore cash in lieu for 51.2 acres (107.8 acres - 56.6 acres) appraised value at 7.5% plus \$100 for 115 lots, which is 47.5% of the lots (51.2/107.8)).

Preliminary Plat approval shall be effective for a maximum period of twelve (12) 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 Planning and Zoning Administrator recommends that the Planning Commission approve the Preliminary Plat extension for Hawthorne subdivision which shall be valid until September 25, 2015, subject to the contents of this report.

Mr. Walters reviewed the above Staff Report. Mr. Bade asked the applicant about the fence between this property and the adjacent property that was discussed during the preliminary plat approval process. Mr. Rich said that the fence has been installed and Mr. Pratt, the adjacent property owner, is happy with it. Mr. Forquer called attention to a difference in lot numbers from the originally approved plat. Mr. Walters explained that an updated preliminary plat was submitted by the applicant which accounts for the change in lot numbers. Mr. Forquer said he does not want the Planning Commission's actions to compromise negotiations the City is having with the developer regarding the parkland issue. Mr. Walters said that is not a concern. He said that Mr. Beredo has been working with the developer and legal descriptions are being drafted.

Mr. Carry moved to approve the Preliminary Plat extension for Hawthorne subdivision until September 25, 2015, subject to the Planning and Zoning Administrator's report. Mr. Forquer seconded and it was unanimously approved.

As an informational item, Mr. Rich said that in Plat 2 they would like to change the fourteen 75' wide lots to twelve 85' lots. Mr. Walters said that change will be presented to the Commission in the Final Plat for Plat 2.

Schuetz Container Systems Final Site Plan Amendment

APPLICANT

Robert Bailey, PE
DGL Consulting Engineers, LLC
3455 Briarfield Blvd., Suite E
Maumee, OH 43537

Darin Booms
Plant Manager
Schuetz Container
2105 S. Wilkinson Way
Perrysburg, OH 43551

REQUEST

Chapter 1260.08 – Final Site Plan

PROPERTY LOCATION & DESCRIPTION

The project site consists of approximately 19.48 acres which is located north of Roachton Road and between Ft. Meigs Road and Jennison Drive / S. Wilkinson Way. The site is immediately south of Spafford Drive and is zoned I - 2 (General Industrial).

ANALYSIS

The overall scope of the proposed project includes the expansion of parking lot facilities at the Schuetz Container site. In addition, storm water, lighting, pavement, and landscape work are required with this project.

Parking Lot: The proposed parking lot expansion meets the requirements of the Planning and Zoning code with the exception of the presence of parking spaces within the required front yard setback. The applicant has recently received approval by the Board of Zoning Appeals (BZA) for the accommodation of these front yard parking spaces (Application 24-14). In the “northern” parking lot, the area which is to be used by employees and guests, the parking spaces are indicated to be 9’ x 20’ in size. By code, parking spaces are required to be 10’ x 20’ in size. Due to the nature of the business (low volume/non-public) it is recommended to request an explanation on the indicated parking space size and approve if justified. The “southern” parking lot for semi-truck parking is a non-traditional arrangement that will require further review by the Planning Commission. This lot indicates 100 parking spaces 12’ x 55’ in size without landscape islands. Due to the volume and size of the trucks in this area that applicant has proposed to include mounding and landscape along the perimeter of the site rather than within the actual parking lot.

Lighting: The applicant has provided a photometric plan as well as an elevation drawing of the proposed light poles. The plan indicates an acceptable light spillage numbers and only minimal use of light poles within the parking lot areas. The light poles are shown to be 20’ in height.

Landscape: As indicated above, the applicant has requested to install the required landscape around the perimeter of the “southern” parking lot rather than within the parking lot. A review of the landscape plan indicates heavy use of mounding along with substantial landscape. It is recommended to accept this arrangement with the provision that these landscaped areas be provided with sprinklers to ensure their survival.

Site / Civil Plans: Construction drawings are required to be reviewed and approved by city divisions prior to the issuance of a zoning permit.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the proposed final site plan amendment with the following conditions:

1. Landscaped areas to be sprinkled.

Mr. Walters reviewed the above Staff Report adding that the word amendment should be deleted as it is a final site plan, not an amendment. Mr. Bailey explained that the reduced size requested on the parking spaces is because of the nature of the site and how confined it’s becoming. He said that they are trying to minimize the impact as they add more employees. He stated that this is not a high volume public parking area where people are coming and going. There was a discussion regarding the reduced size of the

parking spaces. Mr. Choka asked if smaller spaces have been approved at any other site. Mr. Walters said that 9' x 18' spaces were approved for Social due to site constraints. There was also discussion regarding the Planning and Zoning Administrator's request that the landscaped areas be sprinkled. Mr. Bailey said that none of the facility is irrigated. Mr. Bade said that he realizes it is significant, but although it is industrially zoned, there is a lot of landscaping and they want it to live. He noted that when they put in the docks a number of the conifers they put in died.

Mr. Bade moved to approve the Final Site Plan for Schuetz Container Systems subject to the comments and recommendations in the Planning and Zoning Administrator's report along with the requirement that the dead trees along the side of the new addition be replaced. Mr. Choka seconded and it was unanimously approved.

Other Business

Mr. Carry made a motion to un-table the proposed Code Amendment regarding changes to the Land Use Table with regard to I1 (Industrial) zoning. Mr. Bade seconded. Ayes: Bade, Carry, Choka, Forquer, Olmstead, and Witt (6). Abstain: Hudson (1).

The Commission discussed the requested changes to the Land Use Table. Mr. Choka asked what the status of the affected businesses is. Mr. Walters said that enforcement has been stayed pending a decision by City Council. Mr. Walters said that the Commission can consider each use separately, but he thinks the recommendation should not be sent to City Council until a decision is reached on each classification because that would require separate public hearings. Mr. Carry asked that Mr. Walters check with other suburban communities to see how they classify businesses that teach karate, ballet and offer cross-fit services. Mayor Olmstead said that he feels it is best that they take their time and come up with solutions that make sense and do not have unintended consequences. Mr. Carry moved to table this request. Mr. Hudson seconded and it was unanimously approved.

Mr. Walters informed the Commission that Retreat Associates may be requesting a Code Amendment to R1 (Single Family Residential) zoning to decrease the setbacks at an upcoming meeting.

There being no further business, the meeting adjourned at 8:34 p.m.

Respectfully submitted,

Mary Jo Sutton