

PLANNING COMMISSION MEETING

SEPTEMBER 24, 2020

The meeting was called to order at 7:00 p.m. by Chairman Craig Pickerel. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Gilda Mitchell, and Craig Pickerel (5). John Stout and John Wellstein were absent (2). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Lorenz moved to approve the minutes of the August 27, 2020 meeting as written. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

ADMINISTRATOR'S REPORT

Mr. Walters said that so far there will be at least one item for October, which is a carry-over item from Planning and Zoning Committee of Council regarding a Code Amendment for Arborvitaes as screens and fences.

Final Plat Summerfield Plat 3

APPLICANT/OWNER/DEVELOPER

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

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

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Summerfield is an R-4 residential subdivision proposed to consist of 145 lots total. This subdivision is located on the north side of Five Point Road between SR25 and Fort Meigs Road. The entire subdivision is approximately 54.3 acres.

Plat 3 is proposed to consist of 33 residential lots and one “common lot” on approximately 13.351 acres.

BACKGROUND

The current version of the Preliminary Plat of Summerfield was approved by the Planning Commission on September 26, 2019 and is still active until September 26, 2021.

ANALYSIS

The plat layout for Plat 3 is 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.

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 3 subject to the comments and recommendations in this report including the deposit of escrows, and payment of other fees as required.

Mr. Walters reviewed the above Staff Report regarding the Final Plat for Summerfield Plat 3. Austin McDonald, Feller Finch, was present and delivered a plat revision to the

dimensional change of the drainage easement. There were no comments nor questions from the Commission or public.

Mr. Lorenz moved to approve the Final Plat for Summerfield Plat 3, subject to the comments and recommendations from Mr. Walters. Seconded by Mr. Bade. Ayes: (5). Nays: (0).

OTHER BUSINESS

Mayor Mackin said that the new Law Director, Kate Sandretto will be starting with the City on September 28, 2020.

There being no further business, the meeting adjourned at 7:06 p.m.

Respectfully submitted,

Heather Alfaro