

PLANNING COMMISSION

August 31, 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, John Wellstein, Eric Nicely and Mayor Olmstead (6). Andy Lorenz was absent (1). Also present were Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

Approval of Minutes

Mr. Forquer commented that in the minutes of the July 27, 2017 meeting, on page nine that it should read, "He added that he does not feel that Mr. Conley wants to construct an accessory structure, but simply an unenclosed covered patio." Mr. Carry moved to approve the minutes of the July 27, 2017 meeting as amended. Seconded by Mr. Forquer. Ayes (5). Nays: (0). Abstain: Wellstein (1).

Administrator's Report

No Report.

Final Site Plan Amendment

**Mercy Hospital – Phase IV (3-Story Hospital Building)
12621 Eckel Junction Road**

APPLICANT/OWNER/DEVELOPER

Troy Barman
Lewandowski Engineers, LLC
234 N. Erie Street
Toledo, OH 43604

Mercy Health Systems, Northern Region
2200 Jefferson Avenue
Toledo, OH 43604

REQUEST

Chapter 1250 – Site Design Standards
Chapter 1260.18 Site Plan Amendment

PROPERTY LOCATION & DESCRIPTION

On June 29, 2017, the Planning Commission voted to approve the preliminary and final site plan for the Phase IV portion of the building. The subject property is located at the

southwest corner of Eckel Junction Rd. and SR25. It is bordered to the east by SR 25, the north by Eckel Junction Rd. and Barney's BP Gas Station, to the west by Taylor Hyundai car dealership and to the south by I-475. The subject property is zoned INS (Institutional) and is approximately 12.509 acres in size.

BACKGROUND

This application for site plan review has been informally named "Phase IV" by the Planning and Zoning Division. Phase I is considered to be the original Emergency Room Facility, Phase II is the Cancer Center and now Phase III is proposed to further connect the original two buildings and extend slightly to the west.

ANALYSIS

The revised site plan for Mercy Hospital Phase IV shows the road in the northwest corner of the property be moved. The helipad was also relocated within the same (northwest) corner of the property. The parking area consisting of five spaces (on the previous site plan) that was located directly next to the helipad is now shown to be six spaces parallel to the oxygen enclosure. The proposed enclosure is also shown as being moved perpendicular to the existing enclosures.

The building itself is reducing square footage in two areas. A section in the center is being removed to add a temporary court yard, and the southeast corner of the building is being reduced in size to fall in line with the existing Phase II Cancer Center. Additionally, there is a ramp that has been added to the south western corner of the building.

Setbacks/Height: The proposed changes to the building remain in compliance with the setback requirements for institutional use set forth in Ch. 1230. INS zoning requires a minimum 50' front yard setback, a 50' rear yard setback and a single side yard setback of at least 30'. The maximum permitted height is 45' but a recent code amendment allows INS zoned properties to build up to a 67' building with an approved variance. The building height will remain at 52' tall to match the existing 3-story building per the approved variance.

Building Materials: The building will be adding an additional material to the temporary court yard area. The area would consist of on EIFS. With the addition of these materials, all materials are in compliance with our material and percentage requirements and will tie in seamlessly with the existing phases.

Landscape: The moving of the road and helipad has required changes to the landscaping. The landscape plan shows two of the five evergreens remaining in place, and three of the evergreens being transplanted surrounding the helipad. The plan also shows the 5 crabapple trees being moved from the island in the northwest corner of the property to screen the oxygen enclosure. The included landscape plan still has met all requirements for coverage percentages, location and screening.

Parking: The previous site plan indicates that after this phase there will be 434 parking spaces on site (10 more than required by code) and all standard parking spaces will be 10' x 20' in size. The revised plan shows one additional parking spot bringing the total to 435 spaces.

Site / Civil Plans: Construction drawings are required to be reviewed and a pre-construction meeting is required to be held prior to the issuance of a zoning permit due to the scope of this project.

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. Troy Barman, Lewandowski Engineers was present. There were no questions or comments from the Commission, nor the public.

Mr. Forquer moved to approve the Site Plan Amendment as submitted for Mercy Hospital Phase IV, at the South West corner of Eckel Junction Road and State Route 25. Mr. Carry seconded and it was unanimously approved.

**Preliminary Plat
Water's Edge Addition
Woods Hole Road, South of Pond**

APPLICANT/OWNER/DEVELOPER

Norman Hartsel
Pond Partners Real Estate Holdings, LLC
130 Buttonwood Ave.
Bowling Green, OH 43402

REQUEST

Chapter 1295.01 – Preliminary Plat

PROPERTY LOCATION & DESCRIPTION

“Water's Edge Addition” is a proposed subdivision consisting of 12 lots, and is located east of CB's Reserve Plat 2 (Woods Hole Road) and immediately south of the large pond located along I-75 South. The proposed subdivision is located on parcel #Q61-400-170000039000. The property is currently zoned R-4 Single-Family Residential.

BACKGROUND

The land in and around this proposed subdivision was originally intended to be connected and integrated into the existing CB's Reserve subdivision but a foreclosure in approximately 2004 resulted in the majority of the property transferring to a separate owner. The remaining land held by the applicant consists of a narrow strip of land south of the pond that doesn't have access that is conducive to platting multiple lots on the property.

ANALYSIS

The City of Perrysburg's current Comprehensive Plan indicates "Controlled Growth/ Traditional Neighborhood Development." The land proposed for this subdivision now exists as a pond and partly as an overgrown empty parcel.

Per Ch. 1230 the Code provides for a minimum lot area of 9,500 SF for R-4 Zoning. The preliminary plat that was provided indicates that all lots meet or exceed the minimum size requirement but it is important to note that lots 5-12 rely on the surface area of the existing pond to meet the necessary lot size. Additionally, these lots (all 12) are shown to contain an access easement across the front of the properties to accommodate a private road. This easement/roadway would further reduce the land available for a structure.

Any approval of this preliminary plat would require that all conditions of Ch. 1295 Subdivision Regulations be met including but not limited to:

Lots must have at least 65' of frontage along a street, unless approved by Planning Commission. In no case shall a lot have a width less than 65' at the building line. Lot 3 does not meet the minimum lot frontage requirement with only 60.8' of frontage.

Lots shall not have an average depth that is more than three times its average width. Lots 11 and 12 exceed this ratio.

Preliminary Plan should include proposed method of public open space dedication: 5% of the area of subdivision or cash in lieu of dedication (7% of appraised value).

Submit replacement name for the following street(s): Water's Edge Court due to a name similarity with existing features within the City of Perrysburg.

Ch. 1295.05(a)(9)(C)(7) states that approaches to intersections shall be straight for a distance of at least one hundred (100) feet from the centerline of the street intersected. The extension of the existing stub street of Woods Hole Road as a private drive would create an undesirable configuration and would severely affect the ability to extend Woods Hole Road (as previously planned) as a public street.

Ch. 1295.05(a)(1)(B) the street layout shall be in general conformance to any tentative or suggested plan or plat for the area that has been made by the Planning Commission.

Ch. 1295.05(a)(1)(E) the street arrangement shall be such as not to cause a hardship to owners of adjoining property when they plat their own land and seek to provide a convenient access to it and shall further the development of a coherent neighborhood street pattern in the vicinity of the subdivision.

Ch. 1295.05(a)(1)(H) The angle of intersection between minor streets and major streets should not vary by more than ten degrees from a right angle. All other streets should intersect each other as near to a right angle as possible and no intersection of streets at angles of less than sixty degrees.

Ch. 1295.05(a)(6)(D) All lots shall be designed to provide desirable building sites, properly related to topography, high water levels and surrounding streets, railroads, watercourses and land use. A larger lot size may be required in particular cases in order to meet the desirable requirements for the subdivided area.

Ch. 1295.05(a)(6)(F) Side lines of lots shall be approximately at right angles or radial to the street line (this affects lots 11 and 12).

Due to the lack of provided open space the only choice of the applicant is to 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 14.068 acres + \$100.00 per lot. An official appraisal of the property has not been submitted to calculate the open space fee.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission deny the Preliminary Plat for Waters Edge Addition for failure to comply with several portions of the subdivision regulations as stated above in this report.

Mr. Walters reviewed the above Staff Report. Mr. Walters noted that a comment was received from Bob Mauer, Napoleon Landing LLC. Mr. Mauer owns the property to the south of this parcel all the way down to Roachton Road. Mr. Mauer has stated that this would negatively impact his proposed future development of that property, in accordance with Chapter 1295.05(a)(1)(E). Mr. Walters also noted that correspondence through email was received from Todd Friesner, Chad Vore, David Smart, Laura & Doug Marcum, Michelle Hoste and Robert Mauer all residents of Perrysburg, Ohio, and not in favor of the proposed project. It was also confirmed that additional phone calls were received, and those residents stated that they were not in favor of the project.

Norman Hartsel, Pond Partners Real Estate Holdings, LLC was present. Mr. Hartsel gave a history of the last thirty-five years of development with the current parcel and

surrounding parcels. Mr. Hartsel mentioned that before bringing this proposal to the Commission that he met and spoke with Mr. Walters and they discussed a potential proposal for this parcel. Mr. Hartsel then apologized to the Commission for the designer's errors with regards to the current proposed plans and admitted that this design should not be approved, as this proposal was not what he and Mr. Walters had previously discussed. Further he asked for input and comments regarding this development and the potential that it has in the future. Mr. Hartsel also stressed that this property will be developed, as he has the right to develop it. Mr. Hartsel then addressed many of the Subdivision Regulations of Chapter 1295, as outlined in the Staff Report.

Mr. Carry asked Mr. Hartsel if he was withdrawing his submission, and Mr. Hartsel said that he was not. Mr. Carry encouraged Mr. Hartsel to withdraw his submission. Mr. Carry stated that the Commission will only vote on what is submitted and that this proposal will not pass as drawn. Mr. Hartsel stated that the Commission has the ability to deny, approve or approve the submission with modifications. There was discussion about tabling this submission. Mr. Walters stated that tabling is generally allowed for changing minor details, and that these changes with this proposal are not minor. Mr. Walters added that in the future Mr. Hartsel would need to submit a new application for a thorough review.

Mr. Hartsel spoke briefly about the process, the time, and the planning that goes into a submission such as this. Mayor Olmstead stated that the goal is to be as expeditious as possible with this process, and Mr. Hartsel said that he would withdraw his submission at this time. Mr. Hartsel added that he hoped that there would be a discussion to follow this submission.

Final Plat

Sanctuary In The Woods – Plat 2

APPLICANT/OWNER/DEVELOPER

Greg Boudouris
Engineers, Surveyors & Associates, LLC
5353 Secor Road
Toledo, Ohio 43623

Dick Wehrle
Retreat Associates, Inc.
4331 Keystone Drive
Maumee, OH 43537

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Sanctuary in the Woods Plat 2 is an R-1 residential subdivision proposed to consist of 25 lots. This plat is contained within the larger area previously referred to as Sanctuary in the Woods Phase III. This plat is located directly west of the existing portion of Chapel Creek Drive and is approximately 35 acres in size.

BACKGROUND

The most recent preliminary plat for this subdivision was extended on February 23, 2017 and at that time the area that this plat is contained within was referred to as Sanctuary in the Woods Phase III. Sanctuary in the Woods Plat 2 is the northern portion of "Phase III." So far this subdivision has had two different plats finalized within it including: Plat 1 (16 lots in 2004) and Plat 3 (21 lots in 2014). The preliminary plat for "Phase III" will remain active until February 23, 2019.

ANALYSIS

The plat layout for Plat 2 is substantially 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 with the exception of a required detention pond along the rear of lots 29 through 34. This addition of the detention pond has slightly reduced the lot sizes of the surrounding lots but all remain compliant with the minimum lot size of 22,000 SF. Additionally, there are 2 lots that do not meet the depth to width ratio. Those lots are lot 20 and lot 21 which are 3.47:1 and 3.76:1. 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

PAYMENT ITEMS

Street Signs
Street Lights
Open Space Fee
Inspection Deposit

Sanitary Sewer
Sidewalks
Curb Ramps
Street

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Sanctuary in the Woods Plat 2 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. Walters reviewed the above Staff Report. Greg Boudouris, ESA was present on behalf of Dick Wehrle and Ed Bryant with Retreat Associates, and he agreed with everything as stated in the Staff Report. Mr. Carry asked if there were any questions from the Commission. Mr. Forquer questioned the fact that lots 26 – 29 are skewed, while he referenced the Water's Edge submission that was previously discussed. Mr. Walters stated that the lot lines in question are off of an existing plat, which is Plat 1 off of Chapel Creek Drive. Mr. Forquer noted the similar configuration between this submission and the previous Water's Edge submission, and encouraged consistency from the Commission in their decisions going forward. Mr. Walters said that while Mr. Forquer's concerns are accurate, that it is also important to note that the preliminary plat shown has already been approved and dates back to Perrysburg Township. Mr. Walters stated the difference between a preliminary plat and final plat, and that with a preliminary plat the process is a strict and complete review in accordance with the current rules. Mr. Walters added that this submission does not differ from the preliminary plat, and that he does not see the contradiction between this final plat and the previous preliminary plat at Water's Edge. There were no further questions from the Commission, nor the public.

Mr. Forquer moved to approve the Final Plat for Sanctuary in the Woods – Plat 2 with the comments and recommendations in the administrative report. Mr. Carry seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Heather Alfaro