PLANNING COMMISSION MEETING

AUGUST 29, 2019

The meeting was called to order at 7:01 p.m. by Chairman Craig Pickerel. Commission members present were Greg Bade, Mayor Mackin, Gilda Mitchell, Craig Pickerel, John Stout, and John Wellstein (6). Andy Lorenz was absent (1). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mayor Mackin moved to approve the minutes of the July 25, 2019 meeting as written. Seconded by Mr. Wellstein. Ayes: Mackin, Pickerel, and Wellstein (3). Nays: (0). Abstain: Bade, Mitchell, Stout (3).

ADMINISTRATOR'S REPORT

Mr. Walters stated that September's meeting will be more substantial, as there are at least eight items on the agenda. He also noted that the Final Plat for Summerfield Plat 2 has been moved to September meeting, as the Preliminary Plat for the subdivision has recently expired.

Preliminary & Final Site Plan
Wilhelms Residence
120 W. Second Street

APPLICANT/OWNER/DEVELOPER

Andrew Wilhelms
24912 Prairie Crossing Lane
Perrysburg, OH 43551
awilhelms@wilhelmslaw.com

Derek Feltman
Design 2 Construct
118 W. South Boundary St. Ste 102
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REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

The property is located at 120 W. Second Street in the City of Perrysburg's defined Historic District. The property is approximately 0.25 acres in size and is zoned C2 - Central Business. The existing structure has been uninhabited for several years and this application proposes to demolish and reconstruct a new residential structure in its place.

Adjacent zoning:

1. North: C-2
2. East: C-2
3. South: C-2
4. West: C-2

BACKGROUND

This property/structure came before the Historic Landmarks Commission (HLC) for a Certificate of Appropriateness (COA) that would have allowed the demolition of the existing structure and the construction of a new residence. Several attempts to obtain a COA for the demo and new construction were unsuccessful. After these several attempts the applicant appealed the decision of the HLC to Perrysburg City Council. Ultimately a compromise was reached that would allow for the demolition of the existing structure but required both City and Architectural input into the design of the replacement structure. The City teamed with Mike Duket (Architect) and Mr. Wilhelms to design the structure that is shown as part of this application. After Perrysburg City Council reviewed the home design the decision of the Historic Landmarks Commission was ultimately reversed and the matter was settled out of court and dismissed.

ANALYSIS

Land Use – The proposed use of the property is single-family residential and per Ch. 1225.08 single-family residences are a permitted use in all C2 zoning districts.

Dimensional Standards - The C2 zoning district does not have any dimensional setback requirements. The only requirement is that structures cannot be any taller than 35'. The setbacks that will apply to this project site are as follows:

Front Yard – 0'
Rear Yard – 0'
Side Yard (min) – 0'
Side Yard (total) – 0'
Max Height – 35'

Access – The subject property is located on the corner of W. Second Street and the southern alley extension of Burlingwood Dr. The vehicular access to the property is shown to come from the alley that runs along the west side of the residence.

Parking – The code does not require any on-site parking for uses in the C2 zoning districts. This residential use will however make use of a driveway and a garage for any parking needs.

Landscape Islands – Not required.

Parking Lot Landscape – Not required.

Site Landscape – Not required.

Street Trees – This property has an existing street tree located along the Second Street frontage. The parking area was recently redone in front of this property and as a result the tree lawn was reduced in size so it is not anticipated that any additional street trees will be necessary.

Signage – Not applicable.

Lighting – Not applicable.

Building Materials – The building materials have been agreed to per the "settlement agreement" that was executed by Perrysburg City Council and the applicant. The residence is shown to be constructed of masonry, cedar/wood, and cement board siding.

Sidewalks – Existing public sidewalks are currently in place. No additional sidewalks are required but any sidewalks that are damaged during construction will be required to be replaced at the applicant's expense.

Waste Receptacles – Not applicable.

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 any zoning permit.

RECOMMENDATION

The Planning and Zoning Administrator recommends approval of the Preliminary and Final Site Plan and offers the following suggestion to the applicants:

1. Consider shifting the house two (2) feet to the west to avoid a possible non-conforming issue with the structure if there is ever a desire to rezone the property

to a residential zoning classification. “Lots of record” in the City are required to have a minimum side yard setback of 6’ and this residence as shown has a 4’ setback on one side. This simple shift may prove to be beneficial in the future if a rezoning ever occurs. This is not a condition of approval but rather a suggestion.

Mr. Walters reviewed the above Staff Report, and added that the previous structure was recently demolished on Monday, August 26, 2019. Mr. Wilhelms was present. Mr. Bade asked Mr. Wilhelms if he had considered shifting the house over two (2) feet, and Mr. Wilhelms said that he had just sent that information over to his builder. Mr. Wellstein asked if the front yard setback will be in line with the other houses on the street, and Mr. Wilhelms said that it will line up with the neighboring homes. Ms. Mitchell confirmed that the zoning will remain C-2 (Central Business), and Mr. Walters noted that the structure is being reviewed as a business, while allowing the applicant to live there. There were no further comments or questions from the Commission, nor the public.

Mr. Wellstein moved to approve the Preliminary & Final Site Plan for 120 W. Second Street. Seconded by Mr. Bade. Ayes: (6). Nays: (0).

There being no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Heather Alfaro