

## **PLANNING COMMISSION MEETING**

**AUGUST 28, 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**

Mr. Forquer moved to approve the minutes of the July 31, 2014 meeting as written. The motion was seconded by Mr. Choka and was approved 5-0. Ayes: Carry, Choka, Forquer, Hudson, and Olmstead (5). Abstain: Bade and Witt (2).

### **ADMINISTRATOR'S REPORT**

Mr. Walters called attention to a letter received from John & Jodie DeFoe, 3299 Chapel Creek Drive regarding the Reserve at Prairie Woods that was distributed to Commission members. He also reviewed agenda items for the September meeting.

### ***Chapter 1225.08 – Land Use Code Amendments***

#### **APPLICANT/OWNER/DEVELOPER**

Zac Isaac  
George Isaac Properties, Ltd.  
2580 Underhill Road  
Toledo, Ohio 43615

#### **REQUEST**

Chapter 1285 – Changes and Amendments  
Chapter 1215.02 – Definitions  
Chapter 1225.08 – Land Use and Base Zoning District Table

#### **PROPERTY LOCATION & DESCRIPTION**

The proposed code amendments to Chapter 1225.08 would affect all properties that are currently zoned I-1 (Light Industrial) by increasing the number/type of uses that are permissible in this zoning classification.

#### **BACKGROUND**

The Planning and Zoning Division is required to issue Certificate of Occupancy permits for all non-residential uses that are established within the City of Perrysburg. Most often, the Planning and Zoning Division informs owners of this requirement at the time that a

sign permit is requested. In this instance an advertisement was noticed in the Perrysburg Messenger Journal that stated a new “dance studio” was going to be having a grand opening within the “Fort Meigs Business Center”. The business owner was notified of the requirement to obtain a sign permit as well as an occupancy permit. Upon the request of an occupancy permit the use was found not to be permitted in an industrially zoned area. Upon meeting with the applicant it was determined that several of the current and past tenants of the subject complex were/are in violation of the zoning code.

## **ANALYSIS**

The proposed code amendments include;

1. **Commercial Recreational Facilities** – Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Commercial recreation facilities includes, but are not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, and billiard halls, but not movie theaters.
2. **Offices** – Places of business limited to activities such as lawyers, doctors, architects and similar professions, real estate agencies, insurance agencies and similar non-retail or wholesale activities.
3. **Personal Services** – An establishment or place of business primarily engaged in the provisions of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty and nail salons, licensed massage establishment, barbershops, shoe repair shops, tailor shops, laundromats and dry cleaners.
4. **Repair Services, Consumer** - Provisions of repair services to individuals and households, but not to firms. Excludes vehicle sales and service uses. Typical uses include appliance repair shops, locksmiths, shoe and apparel repair and musical instrument repair.

In the event that the proposed code amendments are not recommended by the planning commission and/or not authorized by city council, the applicant’s illegal uses shall not be permitted to continue. Currently the illegal uses are experiencing a delay of enforcement until a decision is reached.

## **RECOMMENDATION**

The Planning and Zoning Administrator recommends that the Planning Commission consider the impact on all I-1 (light industrial) zoned properties and determine the appropriateness of adding the proposed additional uses, requiring special approval use, or denying the request as presented. If a special approval use is required for any use it will be subject to the general provisions for special approval use. If the planning commission desires to add conditions above and beyond the general criteria the additional criteria will need to be clearly outlined for inclusion in a code amendment.

**Further, it is recommended that a public hearing be set before City Council for October 7, 2014 at 6:20 p.m.**

Mr. Walters reviewed the above Staff Report. Mr. Isaac, the applicant, said that they have owned the Fort Meigs Business Center since 2006. He reviewed the tenants that they currently have. He said that they had a dance studio located on the property in the past, and they were not aware it was not a permitted use. He said that they are making this request to accommodate the changing needs of their property which Mr. Isaac referred to as a flex warehouse. He said the dance studio is a compatible use because it uses the property in the evening when the other businesses are not open.

Mr. Hudson said if this change were approved it would affect all properties zoned I1. He asked what other types of facilities would be included in the commercial recreation category. Mr. Walters read the definition of commercial recreation facilities from the Code which states: Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Commercial recreation facilities includes, but are not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, and billiard halls, but not movie theaters. Mr. Bade said that he feels each classification requested to be included in I1 zoning should be considered separately and they should not be lumped together. He asked Mr. Isaac if there is any manufacturing at night. Mr. Isaac said their biggest tenant is Garlic Expressions and they do not operate at night. Mr. Bade said that he has strong reservations about this proposed change because the Code is thought through and there are reasons uses are not allowed in some zoning classifications. Several Commission members agreed that the different classifications should be considered separately. Mayor Olmstead stated that the Special Approval Use process could give businesses the opportunity to make their case on a case by case basis. He said that we're talking about small business, and the tenants are stuck in the middle. He said for some businesses if they were forced to move, it could break the business. There was discussion regarding the Special Approval Use process and determining criteria for a Special Approval Use.

Acknowledging that this is a complex issue, Mr. Carry made a motion to table the proposed Code Amendment. Mr. Hudson seconded and it was unanimously approved.

***Final Plat  
Riverford Plat 6***

**APPLICANT/OWNER/DEVELOPER**

Schroeder Company  
Edward J. Schroeder  
4668 Talmadge Rd.  
Toledo, Ohio 43623

**REQUEST**

## **PROPERTY LOCATION & DESCRIPTION**

The subject property is located on Delaware Drive, south of Eckel Junction Road and immediately east of Hull Prairie Farms subdivision.

Plat 6 consists of 17 lots, approximately 6.732 acres and is zoned R3 (Single Family Residential). All lots meet or exceed the required square footage.

## **BACKGROUND**

Final Plat 1 was approved while still in Perrysburg Township prior to annexation. Final Plats 2, 3, 4 and 5 were approved per the following:

Plat 2: December 3, 1992

Plat 3: May 25, 1995

Plat 4: June 25, 1998

Plat 5: August 19, 2004

Riverford Preliminary Plat 6 was first approved on April 7, 2005 and renewed on the following dates: May 26, 2011, May 24, 2012 and again on June 27, 2013.

## **ANALYSIS**

Plat 6 is a continuation of the previously approved and platted Riverford Subdivision. The staff reviewed this Plat request on April 21, 2011 and provided the following comments that will be required to be addressed prior to Final Plat approval:

- Revise the dimensions of buffer lot A to be only the width of the current street (Delaware Drive).
- Revise the “Owners Certification” to declare that buffer lot A shall be dedicated to the City of Perrysburg upon the recording of the final plat.
- Is an easement required for the proposed 15” storm sewer and appurtenances easterly of lot 127?
- Is the EX 24” Storm east of lot 127 crossing the East Ohio Gas Easement within an easement or within a right-of-way?
- At the end of 15” storm east of lot 127, reference is made to a PROPOSED 24” STORM, but leader line points to a manhole, review and revise as necessary.
- North of lot 111 course distance of 45.54’ is at variance with recorded Plat 5, review and revise as necessary.
- At rear of lot 126, verify bearing, appears S 9 degrees 7’ 48” W should be S 9 degrees 37’ 48” W
- Review and call out all easement and rights-of-way within and adjacent to the proposed plat.
- Call out existing lot numbers in Plat 5 north of proposed plat.
- Provide legend.
- Escrows shall be established to cover the following
  1. pavement/drainage

2. storm
  3. sewer
  4. water
  5. sidewalks
  6. streetlights
  7. curb ramps
- Street signs shall be paid for prior to the signing of the final plat. (\$150 per sign).
  - The applicant shall provide an open space fee to the City of Perrysburg 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 6.732 acres + \$100.00 per each lot. (7.5% of land value) + (\$1,700.00) = \$TBD
  - Modify the signature block for the Municipal Planning Commission to read: Chris Carry - Chairman

## **RECOMMENDATION**

The Planning and Zoning Administrator recommends that the Planning Commission approve the final plat of Riverford Plat 6 subject to the comments contained within this report. City divisions shall review the final plat for compliance with the notes listed above prior to recording. In the event the Planning Commission elects not to approve the final plat, it would then be recommended to extend the approval of the existing preliminary plat until 8-28-15.

Mr. Walters reviewed the above Staff Report. He stated that we do not have the amounts for the escrows that will need to be established before the Final Plat can be signed. Mr. Schroeder was present and stated that he paid the open space fee for the whole property with Plat 1. Mr. Bade noted that Plat 1 was approved while the property was in the Township not the City. Mr. Walters said that issue can be sorted out later.

Mr. Bade moved to approve the Final Plat of Riverford Plat 6 subject to the comments contained in the Planning and Zoning Administrator's report. Mr. Forquer seconded and it was unanimously approved.

## ***Preliminary and Final Site Plan Review***

### ***Taco Bell***

***N. Dixie Hwy. between Lincoln Blvd. and Gloria St.***

## **APPLICANT/OWNER/DEVELOPER**

George Kentris  
G-Made, Inc.  
2738 N. Main St., Suite A  
Findlay, OH 45840

Dan Stone  
Van Horn Hoover & Assoc.

P.O. Box 612  
Findlay, OH 45839

Lane Williamson  
Eastman & Smith, Ltd.  
One Seagate 24th Floor  
P.O. Box 10032  
Toledo, Ohio 43699

## REQUEST

Chapter 1260.05 – Preliminary Site Plan Review  
Chapter 1260.08 – Final Site Plan Review  
Chapter 1245.29 – SR25 Corridor Overlay  
Chapter 1250 – Site Design Standards

## PROPERTY LOCATION & DESCRIPTION

**Location:** The subject property is located on the east side of N. Dixie Highway, south of Lincoln Blvd. and north of Gloria Street. “Social” restaurant is the immediate neighbor to the north of this property. This application includes 16 parcels, with lots 705 and 754 only being partially used.

**Property Size:** .939 acres

|                                      |                      |                      |
|--------------------------------------|----------------------|----------------------|
| <b>Parcels:</b> Q61-400-180303022000 | Q61-400-180303015000 | Q61-400-180303013000 |
| Q61-400-180303021000                 | Q61-400-180303005000 | Q61-400-180303012000 |
| Q61-400-180303020000                 | Q61-400-180303014000 | Q61-400-180303011000 |
| Q61-400-180303019000                 | Q61-400-180303006000 | Q61-400-180303010000 |
| Q61-400-180303018000                 | Q61-400-180303007000 |                      |
| Q61-400-180303017000                 | Q61-400-180303008000 |                      |
| Q61-400-180303016000                 | Q61-400-180303009000 |                      |

## BACKGROUND

This property was previously used for the parking lot of the DC Ranch/Rose Room. Additionally, this area also contained a “Water Shed” (NWWSD) that has since been removed and a large billboard sign that is still present. The property has been vacant for several years and has only been used for overflow parking of “Social” restaurant. This land was recently purchased by G-Made, Inc. to be utilized as a Taco Bell restaurant.

On July 31, 2014 the applicant requested preliminary site plan approval from the Planning Commission. This request was unanimously denied due to the exclusion of parcel # Q61-400-180303010000 and the failure to remove the existing non-conforming billboard. The current request for preliminary and final site plan approval now includes the mentioned parcel and indicates that the billboard is “TBR” (to be removed).

## ANALYSIS

The applicants have provided the necessary documents to conduct a preliminary and final site plan review for the proposed Taco Bell. This application will be reviewed

according to the requirements for preliminary site plan, final site plan and Corridor Overlay requirements.

### **Preliminary Site Plan**

- **Zoning:** C4 (Highway Commercial) with Corridor Overlay
- **Setbacks:** Front: 50 ft. (*this property has 3 front yards, one along each street*)  
Side: 10 ft. minimum (*this property has no side yards*)  
Rear: 30 ft.
- **Adjacent Zoning/Uses:**
  - North** – C4 Highway Commercial (Social)
  - East** – C4 Highway Commercial (vacant)
  - South** – C4 Highway Commercial (vacant, Café Marie Plaza)
  - West** – PBP/UVO (Levis Commons)
- **Land Use(s):** Restaurant Fast-Food
- **Site Layout:** The applicants propose to construct a Taco Bell in approximately the center of the property, with parking in the front and rear. Access to the site is shown to be from Lincoln and Gloria, not directly from N. Dixie Hwy and these curb cuts are well positioned away from Dixie Hwy as not to create stacking issues.

There is a drive-thru located along the rear façade of the building.

The applicant has parking located within the required front yard setback and has received a variance from the BZA allowing these 21 parking spaces (*BZA case # 18-14*).

Also present on site is a dumpster enclosure located in the rear yard and the screen wall along SR25 that is required as part of the corridor overlay.

- **Roads and Access:** A Traffic Impact Study has not been submitted to the City for this project but a Traffic Impact Statement has been provided by DGL Consulting Engineers (Laurie Adams). In summary, it was determined that the proposed use will not generate the amount of “trips” to justify the completion of a traffic study.
- **Parking:** The site plan identifies 44 parking spaces. The code requires 17 parking spaces to accommodate 1,983 SF of usable floor area and 7 employees. Parking spaces are shown to be 10’ x 20’ in size with 24’ drive aisles.
- **Landscape Islands:** As the site plan indicates, the applicant has provided landscape islands in locations to break up parking lot rows into 10 cars or less

which meets the requirement of the code which specifies that 1 landscape island be provided per each 10 parking spaces.

- **Parking Lot Landscape:** The landscape plan does not indicate the percentage of landscaped area of the parking lot. Per Ch. 1250.18 not less than 6% of the parking lot shall be landscaped. Overall, the landscape plan appears to be well done, but certified percentages are recommended.
- **Site Landscaping:** The landscape plan does not indicate the percentage of landscaped area of the site. Per Ch. 1230.01 10% of the site must be landscaped. It is also recommended to receive certified percentages for this requirement also.
- **Sidewalks:** Public sidewalks are required across all frontages and are shown on the site plan. In the middle of the screen wall a sidewalk is shown that will provide pedestrian access to the front entrances of the proposed building.
- **Lighting:** A photometric plan has been provided which indicates light spillage, fixture height/style, and fixture location. In summary, five 25' tall downward facing lights are proposed, two in the front of the building and 3 in the rear.
- **Building Materials/Elevations:** The applicant has proposed a building which features EIFS, Brick, Aluminum Slats, Glass and stone. Page A4.0 of the building elevations indicates the building material percentages. Although the materials suggested for the building are durable and attractive the orientation and arrangement of the materials is undesirable. The stacked stone and the wall slats are shown to only exist on one or two sides of the building which is generally inconsistent with the requirements of the corridor overlay and should be incorporated into other areas of the building. Further review of the building elevations show that the main/primary entrance to the restaurant is oriented toward the north (Lincoln Blvd) and not Dixie Highway. This orientation highlights the north façade more than the west and results in a large long view of the side of the building when seen from Dixie Highway and is not recommended to be approved as shown. Additionally, the items identified as #19 (in an oval) are shown to be visible above the proposed roofline and would appear not to meet the requirement that rooftop equipment is screened from public view.
- **Signage:** Signage is to be reviewed upon application of a sign permit. Additionally the applicant should be advised of Ch. 1245.34(a)(1) which states that signs and advertising structures shall not obstruct any window, door, fire escape, stairway, ladder or opening intended to provide light, air, or ingress and egress for any building or structure.
- **Screen Wall:** Screen wall details have been provided and the wall has been found to be located properly. The overall wall detail is rather plain and is shown to be "tan" EIFS without a top cap or the incorporation of other building elements into the wall.

- **Street Tree Plan:** The applicant will need to furnish a designated street tree plan indicating the location, species, and size of all proposed street trees. Trees may be planted between 30' and 50' on center depending on the species and size. This plan shall be reviewed and approved by the city's Street Tree Commission.
- **General Engineering:** The applicant shall submit and obtain City of Perrysburg engineering approvals for site civil construction plans, including pavement and drainage, water, storm and sanitary sewer prior to a zoning permit being issued. A zoning permit is required prior to Wood County issuing a building permit. Additionally, a pre-construction meeting is required prior to permitting by the City of Perrysburg.

### **Corridor Overlay**

The corridor overlay requirements Per Ch. 1245.33 pertain to non-residential properties abutting SR25 and include the following:

- (a) **Utility Lines:** All utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. All junction and access boxes shall be screened with appropriate landscaping.
- (b) **Loading Areas:** Sites shall be designed and buildings shall be oriented so that loading areas are visually screened.
- (c) **Building Materials:** No building facade shall consist of architectural materials which differ in composition, appearance or detail from any other façade of the same building. The intent of this requirement is to preclude the use of inferior materials on sides which face adjoining property. Mechanical equipment, whether ground-level or rooftop, shall be shielded and screened from public view.
- (d) **Exterior Lighting:** All exterior lights shall be arranged and installed to comply with the exterior lighting provisions of this Zoning Code.
- (e) **Parking Lots Adjacent to Public Right-of-Way:** Parking lots which have frontage along a public right-of-way, shall be screened with a wall and landscaping.
- (f) **Landscaping along Corridor:** The area of land between the property line and the curb, typically known as the terrace, shall be landscaped with street trees.
- (g) **Driveways and Parking Areas:** Driveways and parking areas shall be paved. Concrete curb and gutters shall be installed around the perimeter of all driveways and parking areas.

## **RECOMMENDATION**

The Planning and Zoning Administrator has reviewed all necessary information for the consideration of the preliminary site plan and final site plan and recommends approval of the preliminary site plan and denial of the final site plan.

This recommendation is based on the identification of the following issues:

1. Parking lot landscape percentages have not been provided.
2. Site landscaping percentages have not been provided.
3. Building material arrangement inconsistent with corridor requirements.
4. Building orientation / main entrance orientation.
5. Failure to adequately screen all rooftop equipment.
6. Screen wall design / use of materials.
7. Failure to provide a specific street tree plan for street tree commission review.

Mr. Walters reviewed the above Staff Report. He said that he inadvertently left off #8, inclusion of dumpster enclosure elevations, from the list of recommendations. Jeff Normand was present on behalf of Taco Bell. Mr. Normand stated that he believes the recommendations can easily be addressed. He had copies of plans to hand out to Commission members. Mr. Carry said that last month the Commission allowed an applicant to give them plans at the meeting and in his opinion, they should not have allowed that to happen. He said that, especially with a Final Site Plan, everything should be included in the applicant's submission so both the Planning and Zoning Administrator and the Planning Commission have a chance to review it. The Commission did agree to consider the Preliminary Site Plan. Lane Williamson, attorney for Taco Bell, said that if the Planning Commission is going to defer consideration of the Final Site Plan, they would prefer if consideration of the Preliminary Site Plan is also deferred.

Mr. Hudson made a motion to table the Preliminary and Final Site Plan for Taco Bell and to schedule a special meeting to consider it at the earliest possible date. Mr. Carry seconded and it was approved 5-2. Ayes: Bade, Carry, Hudson, Olmstead and Witt (5). Nays: Choka and Forquer (2).

***Final Site Plan Amendment  
Brodie Optometry  
840 W. Boundary Street***

**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 all 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. Reduced 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 recommends denying the request.

- 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 considerable reduction in quantity and would not be recommended to be approved.
- 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).

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.

Mr. Walters reviewed the above Staff Report. Brent Buehrer requested that the length of the required screen wall be reduced. He said the parking is set so far back from the frontage of SR25, they feel it is an unreasonable request to put the screen wall the length of the entire frontage. Mr. Buehrer had a new drawing to submit which he believes meets the intent of the Code with regard to the Overlay District. Dr. Brodie said that he understands if the Commission wants to table this issue since they are submitting the drawing tonight and the Commission has not had a chance to review it.

Mr. Carry made a motion to table the Final Site Plan Amendment for Brodie Optometry. Mr. Bade seconded and it was unanimously approved.

## **APPLICANT/OWNER/DEVELOPER**

Mr. Aaron Schoen  
134 W. South Boundary  
Perrysburg, Ohio 43551

Lewandowski Engineers  
234 N. Erie St.  
Toledo, Ohio 43604

## **REQUEST**

Chapter 1295.01 – Preliminary Plat

## **PROPERTY LOCATION & DESCRIPTION**

The Reserve is a proposed subdivision consisting of 15 lots located south of Chapel Creek Drive and west of Hull Prairie Road. The subject property (15.563) is currently within Perrysburg Township and is zoned A1. The applicant is in the process of annexing the property to the City of Perrysburg.

## **BACKGROUND**

On May 19, 2014 the applicant received a recommendation from the Planning and Zoning Committee of Council for the extension of water and sewer service to this subdivision subject to proceeding with the annexation process. On May 20, 2014 City Council authorized the Municipal Utility Overlay agreement solidifying the agreement to provide utilities. As of this time, it is expected and understood that the applicant is actively pursuing the annexation of the property into the City of Perrysburg. Once this property is annexed into the city, it will be recommended to be R-1 (single-family) zoning.

## **ANALYSIS**

The proposed subdivision “The Reserve” is shown to occupy a portion of two adjacent owners’ properties (Connie Schoen, P60-100-604000010000 & Kent & Sue Libbe, P60-100-604000008000). The applicant proposes to complete a lot split/combination of these properties as indicated on the preliminary plat drawing once this property becomes part of the City of Perrysburg.

The City of Perrysburg’s current Comprehensive Plan indicates “Natural Resource” for the area nearest to Hull Prairie Road (up to approximately the east edge of proposed lot #13.) and “Controlled Growth/Traditional Neighborhood Area” for the remaining western half of the subdivision. The land proposed for the subdivision is currently heavily wooded on the eastern half and is an agricultural farm field on the western half.

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.”

While this property is not currently within the City of Perrysburg and has not yet received an assignment of permanent zoning, it is anticipated that R1 (Single-Family) zoning will be assigned. All R1 lots require a minimum lot area of 22,000 S.F. All proposed lots currently meet or exceed this anticipated minimum lot size.

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

City Staff has reviewed the overall concept plan for the “The Reserve” subdivision and has provided the following comments:

### **City Engineer:**

#### **GENERAL**

- Detailed construction plan review to occur, if within the City boundaries
- Sanitary sewer easement required on property to the north of proposed plat
- Explain conservation easement, from???? – to???
- Explain drainage easement at detention pond, from??? – to???
- On final construction drawings, confirm all lots have access to public utilities, storm, sanitary, and water

### **Public Utilities:**

- Need an easement from lot in Sanctuary in the Woods (Teskey/Schoen)

### **Planning & Zoning:**

- The applicant shall provide an open space fee of \$24,750.00 to the City of Perrysburg 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 15.563 acres + \$100.00 per each lot. (7.5% of \$330,000.00) + (\$1,500.00) = \$24,750.00

- Show rear yard setback line on Lot 13.
- Sidewalks shall be 5' in width.
- Rename Prairie Woods Drive to avoid confusion.
- See lot ratio chart below:

| Lot | Avg. Depth | Frontage | Ratio |
|-----|------------|----------|-------|
| 1   | 293        | 116.3    | 2.519 |
| 2   | 255        | 116.1    | 2.196 |
| 3   | 232        | 110.7    | 2.096 |
| 4   | 228        | 110      | 2.073 |
| 5   | 231        | 98.7     | 2.340 |
| 6   | 298        | 81.7     | 3.647 |
| 7   | 285        | 83.2     | 3.425 |
| 8   | 206        | 79.2     | 2.601 |
| 9   | 260        | 81.2     | 3.202 |
| 10  | 282        | 77.7     | 3.629 |
| 11  | 239        | 81.2     | 2.943 |
| 12  | 289        | 81.2     | 3.559 |
| 13  | 276        | 81.2     | 3.399 |
| 14  | 198        | 145.6    | 1.360 |
| 15  | 413        | 174.4    | 2.368 |

### **Public Service**

- Provide street tree plan.

### **Fire**

- Provide detail of compliance with turning radius of 100' aerial ladder truck.

**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 Overall Preliminary Plat for The Reserve subject to the comments and recommendations contained in this report.

Mr. Walters reviewed the above Staff Report. He stated that the property is still in Perrysburg Township, but the township has deferred the review to the City. Troy Barman from Lewandowski Engineers and Aaron Schoen were present. Mr. Barman

said that the sanitary sewer will only be on the Schoen's property so they ask that Teskey's name not be on the easement. Mr. Choka asked if the Preliminary Plat were approved if that also would approve the lot ratios; he said he is concerned with setting a precedent. Mr. Walters said that the ratios should be considered on a case by case basis and in this case, it is not an attempt to fit in more lots. Mr. Carry said that due to the large size of the lots, he does not have a problem with the ratios.

Jim Hagen, 10741 Avenue Road, asked if the City leans one way or another regarding the open space fee. He said that he would like to see more subdivisions have open space as opposed to writing a check. Mr. Bade said that when you have smaller areas like this it is not beneficial to keep the land.

Mr. Forquer moved to approve the Preliminary Plat of the Reserve at Prairie Woods. Mr. Hudson seconded and it was unanimously approved.

## **OTHER BUSINESS**

Mr. Bade proposed a Code Amendment that would require any condition that is included with a Preliminary Site Plan approval to also be a requirement on the Final Site Plan. Mayor Olmstead stated that the preliminary review is the beginning of the process and they are working through the process to reach the final plan. He said that the Planning Commission reviews the Final Site Plan so if they want to include a requirement they can, but he does not think it should be a requirement. The Commission discussed this issue, but there was not enough support to move forward with the request.

Mr. Carry reiterated his statement that at the last meeting he allowed O-I to submit plans at the meeting and he regrets doing that. He said that he feels the Commission should only review plans that the Planning and Zoning Administrator has received and has had time to review before distributing them to the Planning Commission.

There being no further business, the meeting adjourned at 8:58 p.m.

Respectfully submitted,

Mary Jo Sutton