

PLANNING COMMISSION MEETING

AUGUST 26, 2021

The meeting was called to order at 7:00 p.m. by Craig Pickerel. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Craig Pickerel, Rob Vela Jr., John Wellstein, and Becky Williams (7). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the July 26, 2021 meeting as written. Seconded by Mayor Mackin. Ayes: Bade, Mackin, Pickerel, Vela, and Williams (5). Nays: (0). Abstain: Lorenz and Wellstein (2).

ADMINISTRATOR'S REPORT

No report.

Preliminary Plat Extension Summerfield Subdivision

APPLICANT/OWNER/DEVELOPER

Steve Mitchell & Mike White
MB Investments, LLC.

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

REQUEST

Chapter 1295.01 – Preliminary Plat

PROPERTY LOCATION & DESCRIPTION

Summerfield is a proposed subdivision consisting of 145 lots, and is located just north of Bay Shore Village Plat 1, on the north side of Five Point Road between SR25 and Fort Meigs Road. This subdivision (54.3 AC) is an R-4 (Single Family) residential subdivision with an area (separate from this request) outside of but adjacent to the eastern side of this plat proposed as R-5 (Two Family) residential.

BACKGROUND

Previously, the original Bayshore Village Preliminary Plat was first approved in 2005, but Subdivision Plats 2-8 expired in 2015 and were not approved for a Plat Extension in 2016. The Preliminary Plat for Summerfield Subdivision was approved on March 30, 2017 and upon approval was purchased by Steve Mitchell. The Preliminary Plat for Summerfield is set to expire on September 30, 2021. If approved, this request would allow for the Summerfield Preliminary Plat to be active until August 26, 2023.

Plat 1 consists of 21 residential lots on approximately 11.6 acres and was approved in October 2018.

Plat 2 consists of 21 residential lots on approximately 6.645 acres and was approved in September 2019.

Plat 3 consists of 33 residential lots and one “common lot” on approximately 13.351 acres and was approved in September 2020.

Plat 4 consists of 35 residential lots on approximately 10.939 acres and was approved in June 2021.

ANALYSIS

The City of Perrysburg’s current Comprehensive Plan indicates “Encouraged Growth/Economic Development Area” for the subdivision. The land proposed for the subdivision was once agricultural land but now sits as an empty parcel.

The Code provides for a minimum lot area of 9,500 SF for R-4 Zoning. All proposed lots currently meet or exceed the minimum lot size.

The applicant shall 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 54.3 acres + \$100.00 per lot. An official appraisal of the property has not been submitted to calculate the Open Space Fee.

Street names on the Preliminary Plat have not been updated. A copy of the Preliminary Plat showing the correct street names should be provided to the Planning & Zoning Division.

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

- Per Ch. 1295.05(a)(6)(G) lots shall not have an average depth which is more than three times its average width, nor shall it have a depth of less than one hundred twenty feet unless otherwise approved by the Planning Commission. There is one

lot that does not meet a maximum 3:1 ratio (please see lot 12 which has a ratio of 3.015).

- Each of the lots on the chart below, has a frontage less than 65'. This would require the approval of the Planning Commission according to Chapter 1295.05(a)(6)(E).

Lot	Frontage (FT)
3	57
5	57
12	65
40	65
41	44
42	44
43	44
44	44
45	63
113	53
114	53
115	53

Of the lots listed above, the only remaining un-platted lots that do not meet the ratio are lots 40-45 in Plat 5.

There are 34 lots in the subdivision that remain un-platted in the Final Plat 5.

Preliminary Plat approval shall be effective for a maximum period of twenty-four (24) 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 Deputy Planning and Zoning Administrator recommends that the Planning Commission approve the overall Preliminary Plat drawing for the subdivision 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 regarding the Preliminary Plat Extension for Summerfield Subdivision. Greg Feller, Feller Finch, was present via AT

Teleconference System, and added that lots 40-45 in the cul-de-sac of Plat 5 have been platted like that since the beginning of the subdivision. There was a brief discussion about a potential issue with the driveways, and Mr. Feller confirmed that they can meet those requirements. Mr. Walters noted that the driveway percentage is a non-variance request. There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to approve the Preliminary Plat Extension for Summerfield Subdivision per the recommendations in this report. Seconded by Mr. Wellstein.
Ayes: (7). Nays: (0).

Preliminary Plat Riverford Plat 11

APPLICANT/OWNER/DEVELOPER

Schroeder Company
4668 Talmadge Rd.
Toledo, Ohio

The JDI Group
360 W. Dussel Dr.
Maumee, OH 43537

REQUEST

Chapter 1295.01 – Preliminary Plat

PROPERTY LOCATION & DESCRIPTION

The subject property is located south of SR64 along and is proposed to be a continuation of both Delaware Drive and Chippewa Lane to the north, within the existing Riverford Subdivision.

The proposed Plat 11 consists of 28 lots on approximately 16.871 acres. The land was recently rezoned from A-1 (Agricultural) to zoned R-3 (Single Family Residential).

BACKGROUND

Final Plat 1 was approved while still in Perrysburg Township prior to annexation. The remaining plats 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
Plat 6: August 28, 2014

This Preliminary Plat was previously approved on January 31, 2019 but due to issues finalizing the construction plans for the plat resulted in the expiration of the Preliminary Plat. The plat drawing associated with this submission is nearly identical to the previous submission with only minor square footage differences on a few lot sizes.

ANALYSIS

The Code provides for a minimum lot area of 11,600 SF for R-3 Zoning. All proposed lots currently meet or exceed the minimum lot size. Each lot is also in accordance with the dimensional requirements for depth and width.

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

Planning & Zoning:

General

- Open space has not been set aside for this subdivision so the developer is proposing cash in lieu of open space. The calculation for this fee will be calculated per the following formula: 7.5% of the appraised (predeveloped) value of the acreage + \$100 per lot included in the plat.
- 5 foot sidewalks are required throughout the plat.
- Rear yard catch basins will be required on every other lot. (This requirement will be reviewed upon the submission of construction plans). This requirement may result in additional side yard drainage easements being present upon the presentation of the final plat.

Preliminary Plat approval shall be effective for a maximum period of twenty-four (24) 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 Riverford Plat 11 subject to the comments and recommendations in this report.

Mr. Walters reviewed the above Staff Report regarding the Preliminary Plat for Riverford Plat 11, and clarified that this request is not an Extension of the plat. Developer Ed Schroeder was present and added that there were issues with the construction plans in the review process and the detention pond area. He said that he has met with City Engineer, Brian Thomas, and The JDI Group, and he is hopeful that they have come up with an acceptable solution for the retention with the ravine. Mr. Walters reminded the Commission that the Developer is required to satisfy two requirements: (1) Planning Commission approval, and (2) Construction Review approval. There was a brief discussion about minimum lot size for this plat and the ravine being used as a drainage easement. Michael Searle, 1919 Ottawa Lane, was present and confirmed his understanding of the ravine being utilized as retention. There was continued discussion about utilizing the existing ravine to accommodate water retention and how it will be serviced and monitored. Mr. Bade raised concerns with lot 166, and Mr. Lorenz confirmed with Mr. Schroeder that the engineers are still working through the plans. There was a brief discussion about lot lines with regards to the drainage easement, and Mr. Walters added that the recorded easement obligates the City to regulate that land. Mr. Walters noted that his recommendation is based upon the fact that City Reviewers will hold the Developer accountable. There were no further comments or questions from the Commission, nor the public.

Mr. Lorenz moved to approve the Preliminary Plat for Riverford Plat 11 subject to the comments and the recommendations in the Staff Report. Seconded by Mr. Wellstein. Ayes: Lorenz, Pickerel, Vela, Wellstein, and Williams (5). Nays: Bade (1). Abstain: Mackin (1)

OTHER BUSINESS

Mr. Bade asked about next steps regarding the proposed Code Amendment to arborvitaes and Mr. Walters stated a Public Hearing has been held, and that it will go to City Council for a vote based upon the Planning Commission's recommendation. Mr. Walters noted next steps if City Council denies the proposal.

There being no further business, the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Heather Alfaro