

PLANNING COMMISSION MEETING

JULY 30, 2020

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

APPROVAL OF MINUTES

Mr. Pickerel moved to approve the minutes of the June 25, 2020 meeting as written. Seconded by Mr. Bade. Ayes: Bade, Pickerel, Stout, and Wellstein (4). Nays: (0). Abstain: Mitchell (1).

ADMINISTRATOR'S REPORT

No report.

***Preliminary & Final Site Plan
Third Street Market (replacement building)
Third Street (between Walnut Street and the alley)***

APPLICANT

Matt DeWood
Redevelopers, Ltd.
30202 Waterford Dr.
Perrysburg, OH 43551
mattdewood@yahoo.com

Benchmark Engineering Group, Inc.
Timothy J. O'Brien
3161 N. Republic Blvd.
Toledo, OH 43615
tim.obrien@benchmark-usa.com

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.11 – Final Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the north side of Third Street between Walnut Street and the alley to the east. The overall building size is approximately 9,180 SF in size and is planned to replace the building that was lost due to the collapse during renovation. The property is zoned “C2” Central Business.

Parcels: Q61-000-901213020000

BACKGROUND

This property was formerly home a building that collapsed during renovation work. The applicant is now proposing to construct a replacement building in roughly the same location.

ANALYSIS

Preliminary Site Plan

- **Zoning: C2 – Central Business**
- **Setbacks:** Central Business zoning does not have any setback requirements due to the uniqueness of many of the properties in the downtown area. Building footprints can extend up to the property line and the only dimensional limitation is a 35’ height maximum. The building as shown is 31’ high.
- **Adjacent Zoning/Uses:**
 - North** – C2 (Central Business)
 - East** – C2 (Central Business)
 - South** – C2 (Central Business)
 - West** – C2 (Central Business)
- **Land Use(s):** The building floorplan indicates the building will be used for a mixture of residential and retail business uses. Five residential units on top of a first floor used for retail.
- **Site Layout:** The overall site will be located on the corner of Third Street and the south extension of the Burlingwood Alley.
- **Parking:** Projects located within C2 zoning districts do not require on-site parking facilities. Parking for this use will likely occur within existing public parking areas along Third Street, in the public parking lot to the east or in the expanded parking area along Second Street.

- **Sidewalks:** Public sidewalks are shown across all frontages of the property (Third Street and the alley).
- **General Engineering:** The applicant will be required to submit site/civil plans to the city for official review and comment.

Final Site Plan

- **Building Elevations:** Despite this buildings proximity to the designated Historic District, the building has never been a part of the district and therefore not subject to the review and approval of the Historic Landmarks Commission. The applicant has provided both a rendering of the proposed building(s) as well as building elevations for each side of the building. Per the site plan the exterior materials of the building appear to include the use of glass (36.1%), wood (8.5%), brick (24.4%) and EIFS (31%). The use and arrangement of these materials is within the allowable percentages and per the rendering will create an attractive building with unique design.
- **Parking:** No onsite parking is required.
- **Landscape Islands:** No parking lot required.
- **Parking Lot Landscape:** No parking lot required.
- **Street Tree Plan:** The City's Street Tree Commission will determine the feasibility, species and location of any street trees for this project. Due to the limited right-of-way along Third Street it is not expected that any street trees will be able to be installed along this frontage. The creation of a street tree plan by the city is required prior to the issuance of a zoning permit.
- **Site Landscaping:** Site landscaping is not required.
- **Trash Receptacles:** The site plan does not indicate any outdoor trash facilities for this project. Any future need for exterior trash facilities will require review and compliance with the requirements of Chapter 1250.57. Trash collection at this location will be performed by a private trash collection company.
- **Site Lighting:** A site lighting plan has not been submitted as part of this application. Based on the absence of a lighting plan it is anticipated that buildings will only be illuminated with store front, wall pack or recessed lighting and that no spot lights or light poles will be used.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed all of the provided information and is recommending approval of the Preliminary and Final Site Plan as submitted in this report.

Mr. Walters reviewed the above Staff Report regarding the Preliminary and Final Site Plan for Third Street Market (replacement building) on Third Street (between Walnut Street and the alley). Matt DeWood was unavailable in person, and Mr. Walters added that he may be able to answer any questions that the Commission may have regarding the project. There were no comments nor questions from the Commission or public.

Mr. Stout moved to approve the Preliminary and Final Site Plan for Third Street Market (replacement building) on Third Street (between Walnut Street and the alley) as submitted. Seconded by Mr. Bade. Ayes: (5). Nays: (0).

***Preliminary & Final Site Plan
Way Library Parking Addition
Q61-000-902202019000
121 E. Indiana Avenue***

APPLICANT

Janel Haas
Way Library
101 E. Indiana Ave.
Perrysburg, OH 43551

Tim Bockbrader, RLA
EDGE
33 South Michigan St. Suite 304
Toledo, OH 43606

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 121 E. Indiana Avenue, the former site of “Soap Opera” Laundromat. Way Public Library recently purchased this property and demolished the structure summer of 2020. The current request is to construct an additional parking area

to service the expanding needs of the Way Library and its staff. The property in question is zoned INS (Institutional).

ANALYSIS

Dimensional Standards – The INS zoning district has large setbacks as they relate to buildings and structures but this proposal does not include any so the typical setback for parking areas will apply to this application.

Access – The subject parcel is currently accessible from narrow frontage along E. Indiana Avenue and also the full length of the alleyway located along the east side.

Parking – No additional loading or use of the Library is occurring so this proposal will simply increase the quantity of available parking spaces for the current use. The plan does show more than 10 spots in a row (13) but the additional trees and landscaping along the perimeter of the site is intended to make up for the additional 3 spaces.

Parking Landscaping – The code requires that at least 6% of the parking lot be landscaped. For the purposes of this review the entire parcel shall be considered the parking lot. A landscape calculation was not included with the landscape plan but the quantity and location of plant material / trees will clearly exceed this requirement.

Site Landscaping – N/A

Street Trees – Due to the existing on street parking in this area no street trees can be provided in front of this site. Although the landscape plan does include a Zelkova tree in the landscape island located closest to the street as to give the appearance of a street tree.

Signage – There are no additional signs proposed in this application.

Lighting – No additional lighting is proposed.

Sidewalks – Sidewalks are shown / currently exist across the frontage of the property.

Waste Receptacles – N/A

RECOMMENDATION

The Planning and Zoning Administrator recommends approval of the Preliminary and Final Site Plan for the additional 13 parking spaces and landscaping for the library as submitted. Construction plans will need to be submitted and reviewed prior to permitting by the City.

Mr. Walters reviewed the above Staff Report regarding the Preliminary and Final Site Plan for the Way Library Parking Addition at 121 E. Indiana Avenue. Janel Haas, Way Library, and Tim Bockbrader, EDGE, were present. Mr. Bade confirmed that no other drawings were required for the site, and added that he has drainage concerns. Mr. Bockbrader noted that the site is under one acre in size, and Mr. Walters stated that there is less run-off as submitted for this site, than with the previous structure. Mr. Pickerel recognized that they are exceeding the ten (10) parking spaces requirement, and Mr. Walters added that the applicant has provided additional landscaping as a buffer, that is beyond the normal requirement to maximize the parking. Mr. Pickerel asked if they will make a consideration for an accessible parking space. Doug Williams, Waterhouse Bath & Kitchen Studio at 125 E. Indiana Avenue stated that he is concerned with the drainage as it slopes from the west to the east. Mr. Williams asked if there is an option to deem the alley a one-way traffic pattern, and Mr. Walters added that may change with the construction plans when they are submitted, and that he will bring the suggestion to City Administration. There were no further comments nor questions from the Commission or public.

Mr. Wellstein moved to approve the Preliminary and Final Site Plan for the Way Library Parking Addition at 121 E. Indiana Avenue as submitted. Seconded by Mr. Pickerel.
Ayes: (5). Nays: (0).

***Final Site Plan Amendment
Yark Automotive Group
26997 N. Dixie Highway***

In an effort to efficiently provide you information for the recent site plan amendment for Yark Automotive Group I have complied the attached documents for your review. Included in this memo you will find:

1. The original approved Site Plan (first amendment) (revision 4-13-2019)
2. The new proposed Site Plan (current) (revision 6-22-2020)

The highlighted area on the Site Plan indicates the areas of proposed changes to the previously approved landscaping. Those changes include:

South Landscape Strip

1. The addition of 100 Daylily ("Hemerocallis Stella d'Oro) to the landscape strip.
2. The shifting of the proposed 35 Arborvitae ("Tsuga o. Techny) to extend the full length of the landscape strip rather than favoring the west side of the landscape strip.

East Landscape Strip

3. The removal of the following items:

- 108 Dwarf Fountain Grass
- 271 Daylily
- 151 Autumn Fire Sedum
- 118 Black Eyed Susan
- 43 Walkers Low Catmint

The landscape architect has provided a calculation which indicates that the minimum landscape square footage for the site is required to be 50,854 SF. The original plan provided 55,872 SF and the revised plan shows 52,403 SF.

Although the reduction of landscape square footage is not significant it is my opinion that the visual impact of these changes will appear significant based on the removal of the quantities of plant material that has been shown. Additionally, it must be remembered that the landscape strip (east) along SR25 was originally increased to beyond minimum quantities to make up for the landscape that would have otherwise been located in the parking lot area.

Sincerely,

Brodin Walters
Administrator
Planning and Zoning

Mr. Walters reviewed the above Staff Report regarding the Final Site Plan for Yark Automotive Group at 26997 N. Dixie Highway. Joe Camp and Mike Todd were present on behalf of the application, and Mr. Todd stated that they would like to spread the Arborvitaes to the southern landscape strip, while taking away the depth from the front view, rather than the height. Mr. Wellstein questioned why they are requesting to remove the previously approved landscaping, and Mr. Todd added that they would like to reduce the bed and add more grass. Mr. Bade questioned why Attorney Jerry Parker was not present on behalf of Yark, and added that they previously had discussed trees in the parking lot and landscaping options at length the last time Yark was before the Commission. Mr. Bade stated that he cannot support the amendment if they are intending to remove the plantings for ease of plowing in the winter months. Ms. Mitchell added that she drove by the site two weeks ago and that it was not draining properly at the new drive entrances. Mr. Todd noted that the sediment bags cause slower drainage, which is also regulated by the EPA. Mr. Wellstein stated that he agrees with Mr. Bade, and that he would like to keep the landscaping as previously approved. There was a brief discussion about the planting schedule, and Mr. Todd said that it would be done in the fall. There were no further comments nor questions from the Commission or public.

Mr. Bade moved to deny the Final Site Plan Amendment for Yark Automotive Group at 26997 N. Dixie Highway as submitted. Seconded by Mr. Wellstein. Ayes: (5). Nays: (0).

***Site Plan Amendment
Barney's Inc.
26475 N. Dixie Highway***

In an effort to efficiently provide you information for the recent Site Plan Amendment for Barney's, I have complied the attached documents for your review. Included in this memo you will find:

1. The original approved Site Plan (12-13-2018) showing purposed changes.
2. The new proposed Site Plan (current revision 7-30-2020)

The red edits to the original site plan show what is currently being purposed. Those changes include:

1. Shifting the entrance drive to the west by approximately 45' further away from the intersection of Eckel Junction Road and State Route 25 (Dixie Highway).
2. Closing the existing entrance.

After reviewing all of the details of the proposed project and the proposed changes it is my recommendation to approve with the following recommendation:

1. For safety purposes change the moved entrance to a right-in/right-out only entrance as this would help to decrease traffic attempting to cross multiple lanes to enter or exit the property.

Sincerely,

Mark Easterling
Deputy Administrator
Planning and Zoning

Mr. Easterling reviewed the above Staff Report regarding the Site Plan Amendment for Barney's Inc. at 26475 N. Dixie Highway, and added that this application came by way of recommendation from the Engineering Division to a right-in/right-out entrance. Mr. Easterling provided the Commission with a recently conducted Traffic Study and he reported that there are thirty-seven (37) crash reports total, with thirty (30) at the intersection of Eckel Junction Road and State Route 25 (Dixie Highway), and seven (7) at Barney's. Attorney Jerry Parker, and Barney's General Manager, Jim Sutphin were present. Mr. Parker stated that a right-in/right-out is not conducive to the site, and Mr. Easterling noted that crossing the double yellow line is an illegal turn in to the property. Mr. Bade noted the existing issue due to the change in elevation, and asked if access from Mercy was ever discussed or decided on. Mr. Walters referenced the City Engineer's

concerns with the current access drives and added that it would be better to move the drive due to the safety of the traveling public. He added that BP and Mercy have not come together yet on an access agreement. There was a brief discussion about an option to allow U-turns on State Route 25 for accessibility. Dave Kienzle, Shoppes at River Place, thanked the City for their recommendation, and noted that he has invested in improvements on west-bound Eckel Junction Road and the entrance light off of State Route 25. Walt Churchill, Walt Churchill's Market, added that he is concerned with the traffic, and referenced the success of the right-in/right-out along State Route 25 and right-in along Eckel Junction for Costco. Mr. Bade agreed that Barney's has the right to make the access entrances better for their development. There were no further comments nor questions from the Commission or public.

Mr. Bade moved to approve the Site Plan Amendment for Barney's Inc. at 26475 N. Dixie Highway as submitted by the applicant. Seconded by Mr. Pickerel. Ayes: Bade, Pickerel, and Stout (3). Nays: Mitchell and Wellstein (2).

OTHER BUSINESS

There was a brief discussion about when the discussion of Hens will return to the Planning Commission.

There being no further business, the meeting adjourned at 7:56 p.m.

Respectfully submitted,

Heather Alfaro