

PLANNING COMMISSION

JULY 30, 2015

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Chris Carry, Byron Choka, Tom Forquer, Seth Hudson, Eric Nicely, Mayor Olmstead and Therese Witt (7). Mayor Olmstead left the meeting at 7:50 p.m. Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES OF JUNE 25, 2015 MEETING

Mr. Forquer moved to approve the minutes of the June 25, 2015 meeting as written. Mr. Hudson seconded. Ayes: Carry, Forquer, Hudson, Olmstead, and Witt (5). Abstain: Choka and Nicely (2).

ADMINISTRATOR'S REPORT

Mr. Walters reported that he has received items from Kroger, O-I, and Wendy's for the August meeting.

Preliminary & Final Site Plan Perrysburg High School – Gym Addition 13385 Roachton Road

APPLICANT/OWNER/DEVELOPER

Perrysburg Schools
140 East Indiana Avenue
Perrysburg, Ohio

The Collaborative
500 Madison Ave.
Toledo, OH 43604

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 13385 Roachton Road and is part of the existing Perrysburg High School complex located just west of Horseshoe Bend subdivision (R3 – Single Family Residential) and directly north of River's Edge subdivision (R4 – Single Family Residential).

The current zoning of the subject property is INS – Institutional and is approximately 70.03 total acres.

ANALYSIS

The Perrysburg School District proposes to construct a new gym addition on to the south east area of the existing high school building. The size of the proposed addition is approximately 142' x 79'. These dimensions represent the largest possible size as a smaller footprint will be used for a base bid and the larger size is shown to be an alternate that would likely be built if bids are favorable. The gym addition would occupy the grass area between the current building and the parking lot (as seen on Sheet SP1.0)

Preliminary Site Plan

- **Zoning:** INS (Institutional)
- **Setbacks:** Front: 50 ft.
Side: 50 ft. minimum
Rear: 50 ft.
- **Adjacent Zoning/Uses:**
 - North** – RM Multi-Family (Schoen Apartments)
 - East** – R3 Single-Family Residential (Horseshoe Bend Subdivision)
 - South** – R4 Single-Family Residential (River's Edge Subdivision)
 - West** – R3 Single-Family Residential & R5 Two-Family Residential (Briarwood Cove Apartments)
- **Land Use(s):** Public School (Currently Permitted by SAU)
- **Site Layout:** Sheet A9.2 (right-side of the page) shows this gym addition in relation to the current school building. On this page the right side of the page is the northern direction. As mentioned above this addition would occupy an area currently covered by grass and sidewalk while the parking lot area would be unaffected.
- **Intensity & Dimensional Standards:** Due to the large size of the high school property and the location of the proposed improvements the setback requirements are being met or exceeded.
- **Other:** The impact of the building addition may have a significant impact on the drainage calculations for the overall site and will be required to be reviewed by the City of Perrysburg Engineering Division at the time of construction plan review. Additional detention areas may be necessary depending on the results of the drainage calculations.

- **Roads and Access:** A Traffic Impact Study has not been requested for this development due to its current use, and location to existing roadways.

Final Site Plan

- **Parking:** Sheet SP1.0 shows that this proposed addition does not impact any existing parking facilities. The provided site plan does not indicate the number of existing parking spaces but it is assumed that the school and/or The Collaborative has determined the parking need will be met with the existing quantity. Per code the required parking count is calculated according to the following formula; 1 parking space for each teacher, employee or administrator, in addition to the requirements of the auditorium or stadium. The applicant should be asked for parking quantities and/or justification regarding no additional parking being requested. While the code does reference minimum parking quantities it is in everyone's best interest to not have more than the necessary amount of parking.
- **Landscape Islands:** Due to the construction date of the high school it was built prior to the adoption of the most recent zoning code and therefore there are several aspects about the property that are legal non-conforming. Landscape islands are required in proportion to the amount of off-street parking. For example 1-10 parking spaces requires 1 landscape islands, 11-20 parking spaces requires 2 landscape islands, etc. The provided plans do not provide this detail but examination of aerial image shows that landscape islands do not currently exist. Although islands don't currently exist, there are several areas throughout the parking lot that are painted with diagonal lines in areas where landscape islands could be located. It should be noted that requests for site plan approval through the planning commission can result in the requirement to install landscape islands or any other items that are new code requirements since the date of the last effective code.
- **Street Trees:** A street tree plan has not been provided but shall be required prior to the issuance of a zoning permit. The street tree plan will be required to prescribe trees along the western edge of the school property along Ft. Meigs Road. The recent review and approval of the athletic facility changes resulted in the placement of street trees along a portion of Ft. Meigs Road but this additional will require these street trees be extended to the northern border of the school property.
- **Parking Lot Landscape:** The current parking lot does not feature any landscaping with the exception of the small hedge row between Ft. Meigs Road and the front parking lot. In order to meet code requirements the parking landscape percentage must meet or exceed 6% and landscape islands are required to feature shade trees.

- **Site Landscaping:** No additional landscape is proposed as part of this project. Per Ch. 1230.01 the site is required to have landscaped areas (separate from the parking lot landscape) that meets or exceeds 10% of the area of the site. For the purposes of this submission the site area has been determined to the portion of the property which contains the school and parking lot and does not include the athletic facility area to the south.
- **Signage:** The signage shown on the provided submission (Sheet A9.4) is to be salvaged from the current building and reinstalled on the north façade of the building. Prior to the issuance of a sign permit this sign and its dimensions will need to be reviewed for compliance with current code prior to the issuance of a sign permit.
- **Lighting:** C-4 zoning permits light fixtures to be 30' high but the applicant has not indicated the presence of any additional free standing light fixtures on site.
- **Building Materials:** The applicant is proposing durable and visually attractive materials for the new addition. This additional is primarily proposed to be constructed of EIFS, brick veneer, and CMU. Although building material percentages are not shown on the building elevation sheets, it does appear that the materials have been arranged in a manner and quantity that would be acceptable to the code requirements of Ch. 1250.48.
- **Sidewalks:** Public sidewalks are required across all frontages and are already existing on this site.
- **Impact Assessment:** There will be no significant change as to access and/or level of service in this location as a result of this project that does not already exist during High School operating hours, existing indoor athletic events and/or existing performing arts events. There are no negative impacts anticipated as a result of the construction of this addition due to the placement of the addition.
- **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.

RECOMMENDATION

No recommendation provided.

Mr. Walters reviewed the above Staff Report. Tom Hosler, Matt Feasel, and Frank Beans of The Collaborative were present on behalf of the Perrysburg Schools. Mr. Hosler said that he feels Mr. Walters' comments are right on, and he appreciates the City's guidance through this process. He added that when the High School was designed in 1999 it was always the intention to build an auxiliary gym in this location. Ms. Witt asked why Mr. Walters did not provide a recommendation. Mr. Walters explained that this is a different situation since it involves a public entity. There were questions regarding additional lighting and detention. Mr. Hosler said that the only additional lighting would be along the walkway coming to and from this facility. Mr. Beans said that ESA has already done the engineering, and there is no additional detention needed. There was discussion regarding landscaping including landscape islands in the parking lot and street trees. Mr. Hosler said that anytime you put obstacles in a parking lot with kids driving, it is a safety issue. Mr. Beans stated that the additional landscape was not included when the estimate was put together during the levy campaign and he estimated it could cost \$150,000 to do the additional landscaping. Mr. Hudson asked if the auxiliary gym was included on the original plans. Mr. Beans said that it was dashed in as a future addition. Mr. Walters stated that there were no vertical elevations or dimensions approved at that time, but this plan is derived from the plan approved in 1999. Mr. Forquer asked if the batting cages are part of this plan. Mr. Beans said that they are an alternate and it depends on the bids. Jim Hagen, Avenue Road, said that he would like to see the landscape islands included and he has no problem paying more in taxes to accomplish that.

Mr. Forquer moved to approve the Preliminary and Final Site Plan for the Perrysburg High School Gym Addition subject to the inclusion of additional street trees along Fort Meigs Road consistent with what was required for the Athletic Fields and that additional site landscaping be reviewed for adequacy to the Planning and Zoning Administrator's satisfaction. Mayor Olmstead seconded. Ayes: Forquer, Hudson, Nicely, Olmstead (2). Nays: Carry, Witt (2). Abstain: Choka (1).

Preliminary Plat Approval Villages at Canterbury

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

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

REQUEST

Chapter 1295.01 – Preliminary Plat

Chapter 1295.06(i) – Tentative Approval Time Limit: Plat Resubmission

PROPERTY LOCATION & DESCRIPTION

The Villages at Canterbury is a proposed subdivision consisting of 453 lots located at the southeast corner of Roachton Road and Hull Prairie Road. It is bordered to the east by the CSX railroad tracks. The subject property is currently zoned R4 (Single Family Residential) and contains 5 parcels comprising approximately 222.85 acres.

BACKGROUND

On June 3, 2011, the annexation into the City of Perrysburg was completed.

On October 4, 2011, permanent zoning of R4 (Single Family Residential) was approved by City Council.

On June 28, 2012, Planning Commission considered a preliminary plat request for The Villages at Canterbury. During the review, issues related to drainage, right-of-way, easements, and open space were identified and the Planning Commission tabled the issue until these issues could be resolved / further explored.

On July 26, 2012, Planning Commission un-tabled the preliminary plat request for The Villages at Canterbury and was presented with a revised preliminary plat drawing, which addressed the issues from the previous meeting. At this meeting a preliminary plat was approved by the Planning Commission subject to the comments and recommendations included in the report.

On July 31, 2014, Planning Commission provided a preliminary plat extension.

Dr. Rich has again applied for a preliminary plat extension per Chapter 1295.06(i) to renew the approval that was originally granted on July 26, 2012 and last renewed on July 31, 2014.

ANALYSIS

The City of Perrysburg's current Comprehensive Plan indicates "Controlled Growth/Traditional Neighborhood Area."

The subject property is currently vacant and being farmed.

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

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

The approval of a preliminary plat extension shall still be subject to all previous requirements by the city of Perrysburg and the Planning Commission (see approval from July 31, 2014 which is the date of the previous preliminary plat extension).

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 extend the approval of the submitted preliminary plat for 12 months (expiration of July 30, 2016).

Mr. Walters reviewed the above Staff Report. Dr. Rich was not able to attend the meeting.

Mr. Carry moved to extend the preliminary plat of the Villages at Canterbury until July 30, 2016. Mr. Nicely seconded and it was unanimously approved.

Preliminary Plat Approval Hawthorne Subdivision

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

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

REQUEST

Chapter 1295.06(i) – Preliminary Plat Extension

PROPERTY LOCATION & DESCRIPTION

The overall Hawthorne subdivision is proposed to consist of 242 lots and is located south of Coe Ct., north of Roachton Rd., and is immediately west of the CSX railroad tracks. The subject property (107.8 acres) is currently zoned R3 (Single Family Residential) and S1 (Scenic and Open Space).

BACKGROUND

On July 25, 2013 the Planning Commission approved the preliminary plat for the Hawthorne subdivision.

On December 19, 2014 the Planning Commission approved the final plat for Hawthorne Plat 1 which consisted of 30 lots.

On March 26, 2015 the Planning Commission approved the final plat for Hawthorne Plat 2 which consisted of 28 lots.

ANALYSIS

The Code requires a minimum lot area of 11,600 S.F. for R-3 Zoning. All proposed lots currently meet or exceed the minimum lot size.

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

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 Preliminary Plat extension for Hawthorne subdivision which shall be valid until July 30, 2016.

Mr. Walters reviewed the above Staff Report. Mr. Forquer said that the Planning Commission is being asked to ignore their almost unanimous vote against the land swap that was approved by City Council. He said that if this preliminary plat extension is approved it is like the Commission is saying they were wrong before. Mr. Walters noted that the developer is contractually obligated to put in Ringle Road. Mr. Carry added that the Planning Commission does not have jurisdiction over the road. There was further discussion about this subject but the developer was not present so Mr. Carry moved to table the issue. Mr. Hudson seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Mary Jo Sutton