

PLANNING COMMISSION

JULY 26, 2018

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Seth Hudson, Andy Lorenz, Mayor Mackin, Eric Nicely, and Craig Pickerel (6). Absent: John Wellstein (1). Also present was Brody Walters, Planning and Zoning Administrator.

Approval of Minutes

Mr. Hudson moved to approve the minutes of the June 28, 2018 meeting as written. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

Administrator's Report

Mr. Walters said that there will probably not be a meeting in August due to a lack of agenda items.

Final Site Plan Amendment & Special Approval Use Perrysburg High School – Athletic Facilities Master Plan 13385 Roachton Road

APPLICANT/OWNER/DEVELOPER

Perrysburg Schools
140 East Indiana Avenue
Perrysburg, Ohio 43551

The Collaborative
One SeaGate, Park Level 118
Toledo, Ohio 43604

REQUEST

Chapter 1260.18 Site Plan Amendment

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 with approximately 38.5 acres associated with the athletic facilities.

ANALYSIS

On April 28, 2011 the Planning Commission reviewed and approved the master plan (attached) and associated Special Approval Uses for the Perrysburg High School athletic facility.

On January 22, 2015 the Planning Commission approved an amendment to the original site plan (attached). The first amendment allowed for reorientation/rearrangement of previously shown features. The requirements for the previously approved Special Approval Uses are listed below for reference: The Special Approval Uses that were considered were for; "Institutional Uses" and "Non-Commercial Recreational Facilities."

The current request is to amend the site plan to allow for a 12' x 16' storage building to be built to store track and field equipment when not in use. This request was originally heard on December 14, 2017 by the Planning Commission but it was not approved at that time due to design/material concerns with the proposed building.

General Requirements

Ch. 1235.02 – Standards

The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.

The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.

The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.

Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Specific Requirements

Ch. 1235.04(yy) – Institutional Use.

The following provisions shall apply:

- (1) *It is consistent with adopted plans of the City and the stated purposes of this Zoning Code.*
- (2) *Complies with all applicable standards of this Zoning Code.*

- (3) *Will not result in significant adverse impacts to other property in the vicinity of the subject property or to the natural environment.*
- (4) *Any differences in appearance or scale from the surrounding area will be mitigated through setbacks, screening, landscaping or other design features.*
- (5) *Has adequate mitigation measures for any other identified adverse impacts.*
- (6) *Uses shall be subject to site plan review to assure compatibility with surrounding areas.*
- (7) *Such use shall be so located and developed so as not to create a nuisance to abutting property, and so as to be neither injurious to the surrounding neighborhoods nor contrary to the spirit and purpose of this Zoning Code.*
- (8) *All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to other buildings on the same development site.*
- (9) *Lighting of outdoor activities shall be shielded from adjacent residential areas.*
- (10) *No building or outdoor storage area shall be closer than fifty (50) feet to any property or street right-of-way line.*
- (11) *Facilities shall provide off-street parking and passenger loading areas at least twenty- five (25) feet from residential lot lines.*
- (12) *Will not have significant adverse impacts on the livability of nearby residential property due to: noise, glare from lights, late-night operations, odors, litter, privacy, traffic and other safety issues.*

Ch. 1235.04(cc) – Non-Commercial Recreational Facilities.

The following provisions shall apply:

- (1) *Parks, parkways and recreation facilities shall be subject to site plan review to assure compatibility with residential areas.*
- (2) *Any such use shall be so located and developed so as not to create a nuisance to abutting property, and so as to be neither injurious to the surrounding neighborhood nor contrary to the spirit and purpose of this Zoning Code.*
- (3) *The development of parks, parkways or recreational facilities on waterfront sites shall be so developed as not to create visual barriers to other residential waterfront property or in any way restrict the use of residential waterfront property.*
- (4) *Any use of land created by filling of water areas for parks and/or recreational use shall only be allowed upon the issuance of a permit by the City. Such permit shall be issued only if it can be shown that such filling of water areas will not in any way obstruct the view or hinder access to open water or which could in any way create any hazard to health or in any other way diminish the amenity enjoyed by land abutting the water area.*

- (5) *No building or outdoor storage area should be closer than fifty (50) feet to any property or street right-of-way line.*
- (6) *Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.*
- (7) *All sports fields shall be a minimum of one hundred (100) feet from any lot line and two hundred (200) feet from any dwelling.*
- (8) *All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to other buildings on the same development site.*
- (9) *Lighting of outdoor activities shall be shielded from adjacent residential areas.*

The new plan appears to meet the requirements of the special approval use. The proposed storage building is proposed to be constructed by Penta Career Center and will feature masonry wainscot with vinyl siding above that.

Site Layout: The applicant has provided an amended Final Site Plan which includes the following uses:

Baseball field
Softball field
Concession building
Soccer field
Tennis courts
Track Facility
Pavilion
Batting cages
Shot Put / Discus
Bleachers / Press box
Other incidental uses

General Engineering: The applicant shall not be required to submit construction plans to the city of Perrysburg due to the lack of any utilities to the proposed structure, however a Zoning Permit is required prior to Wood County issuing a Building Permit.

Building Design: The previous application for this building showed the building be covered in entirely vinyl siding without the masonry. This change to incorporate masonry and use more earth tone colors on the building would now seem to be appropriate based on the colors and materials of the surrounding structures.

Landscaping: During the previous amendment a landscape plan was submitted to satisfy the requirements of the Site Plan review and the street tree requirement.

Site Lighting: No additional lighting is proposed as part of this amendment request.

Impact Assessment: The subject property is the existing Perrysburg High School. 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.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Final Site Plan Amendment for the proposed Perrysburg High School Athletic Fields located at 13385 Roachton Road. Additionally the Planning and Zoning Administrator recommends that the Planning Commission recommend approval of the Special Approval Use.

Further, it is recommended that a public hearing be set before City Council for September 4, 2018 at 6:25 p.m. for the Special Approval Use.

Mr. Walters reviewed the above Staff Report. Dave Sera, The Collaborative, and Aura Norris, Perrysburg Schools was present on behalf of the application. Mr. Nicely asked if there will be additional changes after the fact, and Mr. Sera stated that there will be no changes. Ms. Norris added that this will be a project constructed by Penta students, and it will be monitored very closely to ensure that the plans are being followed. Mr. Nicely requested that this project is reviewed for compliance during the construction stage. It was noted that Mr. Walters would be the contact to review the compliance of this project. There were no further questions or concerns from the commission members, nor were there comments from the public.

Mr. Hudson moved to approve the Final Site Plan Amendment for Perrysburg High School located at 13385 Roachton Road, and that a public hearing be scheduled for September 4, 2018 at 6:25 p.m. Seconded by Mr. Carry. Ayes: (6). Nays: (0).

Other Business

Mr. Walters referenced a request from Dave Kienzle, owner of Riverplace Shopping Center to review the LED illumination that has been installed on site. Mr. Walters noted a misunderstanding on meeting dates that Mr. Kienzle was available, hence his absence tonight. Mr. Walters explained the nature of Mr. Kienzle's request on previously installed LED track lighting, and that he is advocating for a code change to support his lighting. Mr. Walters added that Mr. Kienzle's current arrangement with the LED track lighting is in conflict with the code, and currently the illumination is inconsistently lit in the evenings. Mr. Lorenz asked if a complaint had been received, and Mr. Walters confirmed that a smoke and vapor shop across the street had referenced the Riverplace lighting in their response to a violation letter that they had received. Mr. Nicely noted that ProMedica and Burger King previously came before the commission with the same concerns. Mr. Hudson asked about the archives into the code when this lighting criteria was initially created, and Mr. Walters noted that the code was updated to reflect subtle and conservative colors and designs, and to prevent illuminated blinking. Mayor Mackin reiterated that ProMedica was very concerned with the lighting issue, as ProMedica

noted that the lighting was part of their branding. Mr. Walters added that Taco Bell also had similar concerns with lighting their building. Mr. Hudson asked for clarification of the placement of the lighting and, Mr. Walters stated that the code specifies that illuminated tubing on the building trim is not allowed.

There being no further business, the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Heather Alfaro