

PLANNING COMMISSION MEETING

JULY 25, 2019

The meeting was called to order at 7:00 p.m. by Chairman Craig Pickerel. Commission members present were Andy Lorenz, Mayor Mackin, Craig Pickerel, and John Wellstein (4). Greg Bade, Gilda Mitchell, and John Stout were absent (3). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mayor Mackin moved to approve the minutes of the June 27, 2019 meeting as written. Seconded by Mr. Lorenz. Ayes: Lorenz, Mackin, and Pickerel (3). Nays: (0). Abstain: Wellstein (1).

ADMINISTRATOR'S REPORT

No report.

Final Plat Canterbury Plat 2

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 West State Route 51
Genoa, Ohio 43430

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

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Canterbury is an R-4 residential subdivision proposed to consist of 410 lots total. This subdivision is located south of Roachton Rd., and east of Hull Prairie Rd. The entire subdivision is approximately 204.3 acres and borders Perrysburg Intermediate School on the south and east sides.

Plat 2 is proposed to consist of 29 non-contiguous residential lots on approximately 13.984 acres.

BACKGROUND

The current version of the Preliminary Plat of Canterbury was approved by the Planning Commission on February 4, 2016. Since this time the overall Preliminary Plat has been renewed and is currently active/valid until February 28, 2021.

ANALYSIS

The plat layout for Plat 2 is compliant with the Preliminary Plat that is currently active for this area. The number of lots, street layout and arrangement of lots is the same as originally proposed within the subdivision Preliminary Plat. All lots shown meet the minimum depth to width ratio with the exception of Lots 61 and 62 which are just shy of this ratio. The four lots around the cul-de-sac (Lots 60, 61, 62 and 63) all have frontages less than the minimum 65' requirement, but will meet or exceed the frontage at the building line. All other lots conform to all necessary dimensional requirements. The staff has reviewed the Final Plat for Plat 2 and approved with the following comments:

Open space requirement = There are three ways to satisfy the open space requirement for subdivision development. The first option is to provide 5% of the area of the subdivision as open space (cannot include detention/retention areas). The second option is to provide a cash in-lieu payment in an amount equal to 7.5% of the value of the undeveloped land and the third option is to dedicate an equivalent amount of land (5%) elsewhere in the city. Per the layout of this plat the developers will be required to provide a payment for 7.5% of the value of the undeveloped land. A recent appraisal (within the last 5 years) will be required to determine the value of this property.

Per Chapter 1295.07(d), the following escrows and fees attached to this report shall be provided to the satisfaction of the city prior to releasing the signed copy of the final plat:

ESCROWS

Roadway & Pavement
Drainage
Erosion Control
Waterline
Sanitary Sewer
Sidewalks
Curb Ramps

PAYMENT ITEMS

Street Signs
Street Lights
Open Space Fee

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Canterbury Plat 2 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, and stated that Mr. Rich would not be in attendance tonight. Mr. Lorenz asked about the open space requirement, and Mr. Walters added that he spoke with Mr. Rich recently and he said that he would be donating the 5% to suffice the requirement.

Mr. Wellstein moved to approve the Final Plat for Canterbury Plat 2. Seconded by Mr. Lorenz. Ayes: (4). Nays: (0).

***Preliminary & Final Site Plan
Saint John XXIII (Parking Lot Addition)
24250 N. Dixie Highway***

APPLICANT

SSOE, Inc
1001 Madison Ave.
Toledo, OH 43604

Saint John XXIII
24250 N. Dixie Hwy
Perrysburg, OH 43551

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1250 – Site Design Standards
Chapter 1245.33 – Corridor Overlay Development Standards

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 24250 N. Dixie Highway, just south of Five Point Road on the east side of the road. The closest neighboring uses include Southview Estates Mobile Home Park and the St. Clare Commons nursing home campus. The current zoning of the property is Institutional (INS) and the site size is approximately 26 acres. The current property contains an existing church.

ANALYSIS

Land Use – The current and requested use of the property has been reviewed and determined to be an “Institutional Use.” This existing facility has previously obtained a Special Approval Use for the property/use which did anticipate future expansion so it is not recommended to require additional review of the SAU at this time.

Dimensional Standards - The proposed parking lot addition is located to the east of the existing parking lot area and is sufficiently far enough away from nearby property lines to meet the required setback.

Building Materials – N/A

Access – The subject location does have direct access (right-in, right-out) to SR25 from an existing curb cut which would remain in place to serve the existing development as well as the parking addition.

Parking – The current number of parking spaces for this site is 294. Per the zoning code the required uses and square footage would typically require 421 parking spaces. On March 13, 2017 the applicant applied to the Board of Zoning Appeals (BZA) and was granted a variance to reduce the required parking by 30%. This variance was found to meet the requirements of Ch. 1250.02(r) 1-5 largely due to the repurposing of the existing church area and the fact that most traffic would not be overlapping due to the programming schedules of the different areas of the building. This expansion creates a net increase of 104 parking spots to bring the total parking to 398 spaces.

Parking Landscaping – The area of the new parking lot is 40,498 SF of which 2,430 SF is required to be landscaped to satisfy the 6% requirement. Per sheet L-100, 6,015 SF is proposed to be landscaped which equates to about 14.8% of the parking area.

Site Landscaping – Ch. 1230 requires that not less than 10% of the overall site be landscaped. The landscape architect did not provide the calculation to verify that this requirement is being met. It is recommended to request verification that this requirement is being met. Additional landscape requirements such as on site trees and street trees are being met in terms of quantity and spacing (as determined from the 2017 church addition review).

Street Trees – The street tree requirement was previously addressed during the 2017 application. The work associated with this most recent application will not affect this requirement.

Signage – There is no additional signage proposed as part of this request.

Lighting – Sheet E-100 identifies 4 new light fixtures to match the existing fixtures on site. The lighting details specifically the fixture height should be provided by the applicant at the Planning Commission meeting to verify compliance with the code.

Sidewalks – Sidewalks are not shown across the frontage of the property but are required by code. The site plan indicates that if installed the sidewalk would likely be on private property based on where the portion of sidewalk through the driveway is located. If any portion of the driveway is on private property the city will require an access agreement be recorded with the Wood County Recorder prior to the issuance of a zoning permit.

Waste Receptacles – The entire property is shown to be serviced by the existing trash enclosure on site.

Corridor Overlay – This property is within the corridor overlay and therefore has additional restrictions and requirements that don't affect projects outside the overlay district. The corridor requirements for this property have been met based on the proposed site plan with the exception of the curbing of the parking lot addition. The plan sheets call for the parking lot to be at grade and flush without curbing. The corridor overlay requirements of Chapter 1245.33 requires perimeter curbing on all parking lots on affected properties.

General Engineering – The applicant shall submit and obtain City of Perrysburg construction review approval for drainage calculations and general engineering prior to a zoning permit being issued. Additionally, a pre-construction meeting must be conducted prior to the issuance of zoning permits.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Preliminary and Final Site Plan for the Saint John XXIII site at 24250 N. Dixie Highway subject to the following condition(s):

1. Light fixture details and height be provided and shown to be in accordance with the zoning code.
2. The parking lot must utilize curbing around islands and around the perimeter of the added parking area.

Mr. Walters reviewed the above Staff Report, and referenced the 2017 Sidewalk Agreement. Father Herbert Weber and Joe Swint were present on behalf of Saint John XXIII. There was a brief discussion about the landscape requirement, and Mr. Walters stated that it's an overall site percentage, and that an accommodation was made in 2017. Mr. Swint said that the lighting will be the same as currently on site, and that it was noted on the cut sheets. He also requested that the sidewalk requirement continue to be waived until there is development to the north and south of the property. Mr. Walters confirmed that drainage calculations are not submitted until after Planning Commission approval. Mr. Swint addressed the parking lot curbing, and added that the existing parking lot has curbs around the landscape islands, but not around the perimeter of the parking lot. He added that they would rather not put curbing in around the entire perimeter. Mayor Mackin questioned why there was no perimeter curbing required in 2007 when the site was initially built. There was a brief discussion about the changes to the parking lot in 2017, and Mr. Lorenz confirmed that the proposed lighting height will remain the same. Jim Hagen, 10741 Avenue Road, questioned how run-off is controlled if there is no curbing. Mr. Hagen also advised Saint John XXIII to look into the Silva Cell Tree with regards to Storm Water Management for the landscape islands. Mr. Wellstein asked about the drainage with the current parking lot, and Mr. Swint stated that they drain into catch

basins. Mr. Wellstein stated that he is concerned with drainage, and questioned whether the detention pond would need to be increased in size. Mayor Mackin added that the City will review the drainage calculations when the plans are submitted for construction review. Mr. Walters reminded the Commission that if the curbing is waived for this project that it could affect future projects City-wide. There was a brief discussion about the 2017 parking lot with regards to curbing, and the Corridor Overlay. Mr. Pickerel noted that waiving curbing would set a precedent for future projects and development. Mr. Lorenz added that he agrees with the recommendations provided by Mr. Walters. Father Weber questioned the deepness of the Corridor Overlay, and Mr. Walters confirmed that it affects every parcel with frontage along State Route 25.

Mr. Lorenz moved to grant conditional approval with recommendations #1 and #2 as provided in this report. Seconded by Mr. Wellstein. Ayes: (4). Nays: (0).

There being no further business, the meeting adjourned at 7:34 p.m.

Respectfully submitted,

Heather Alfaro