

SPECIAL PLANNING COMMISSION MEETING

JULY 17, 2014

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Greg Bade, Chris Carry, Tom Forquer, Seth Hudson, Mayor Olmstead, and Therese Witt (6). Byron Choka was absent. Also present were Brody Walters, Planning and Zoning Administrator and Mathew Beredo, Law Director.

Rezoning Request

RM and OS to INS

West Side Montessori School

13587 Roachton Road and Adjoining Parcel

APPLICANT/OWNER/DEVELOPER

Lynn Fisher
Head of School
West Side Montessori
13587 Roachton Rd.
Perrysburg, OH 43551

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1225.08 – Use Regulations (INS)

PROPERTY LOCATION & DESCRIPTION

The subject properties are located at the southeast corner of the intersection of Roachton Road and Ft. Meigs Road. The subject properties include 2 parcels (Q61-100-240000008003 and Q61-100-240000008009) that are 1.86 and 1.77 acres respectively.

The parcel that currently contains the school building is zoned RM (multi-family residential) while the abutting parcel is currently zoned OS (Office and Service). The applicant has requested to rezone both properties to INS (Institutional).

BACKGROUND

The subject property has been used as a private school under the ownership of West Side Montessori for many years. It is somewhat unclear as to why this land is currently zoned RM and OS but it is likely the result of the development style found east of Fort Meigs Road along Roachton Road. Currently, the West Side Montessori School is considered to be a legal non-conforming use. The adjacent parcel that is requested to be rezoned from OS to INS is currently undeveloped. Ch. 1225.08 of the Planning and Zoning code declares that public and private schools shall not be permitted on land zoned RM or OS but it may be permitted on land zoned INS subject to Special Approval

Use. The present legal non-conforming use would need to be restored to an approved RM / OS use should either of the following occur:

- The current use is discontinued for a consecutive period of 2 years or more;
- The structure (60% or more) is damaged

Additionally, the use cannot be expanded on the property, nor can the use be changed to one that is “more intense”. The applicant requests the zoning of INS (Institutional) for both parcels to remedy an existing non-conforming use and to be able to make future use of the undeveloped lot for a “natural playground”.

Rezoning these properties to INS could result in the following uses as defined by the Planning and Zoning Code Ch. 1215: (note: SAU = special approval use)

1. Plant Cultivation
2. Assisted Living Units (SAU)
3. Entertainment and Spectator Sport Facilities (SAU)
4. Medical Offices (SAU)
5. Medical Urgent Care Facilities (SAU)
6. Accessory Uses
7. Cemetery (SAU)
8. Child Day Care Centers (SAU)
9. Clubs, Lodges, Fraternal and Civic Assembly (SAU)
10. College and Universities (SAU)
11. Convalescent and Nursing Homes (SAU)
12. Essential Services
13. Hospital (SAU)
14. Institutional Use (SAU)
15. Part Time Child Day Care Centers (SAU)
16. Postal Service (SAU)
17. Public and Private Schools (SAU)
18. Public Service Facility (SAU)
19. Public/Private Utility (SAU)
20. Wireless Telecommunication Facility (SAU)
21. Oil & Gas Wells (SAU)
22. Outside Storage (SAU)
23. Wind Generator (SAU)

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of two zoning changes, one from RM to INS and the second from OS to INS for the corresponding parcels currently owned by the West Side Montessori Center as described in this report.

Further, it is recommended that a public hearing be set before City Council for September 2, 2014 at 6:20 p.m.

Mr. Walters reviewed the above Staff Report. Jennifer Schoepf was present to represent the applicant. She said that they plan to use the vacant parcel for additional play space for the children and maybe plant gardens but no structures. Mr. Bade asked about standing water at that location. Mr. Walters said that there was some ditch work done and he hasn't heard any complaints lately. Ms. Schoepf said that she hasn't seen any standing water in a couple of years.

Mr. Forquer moved to recommend approval of the zoning change from RM to INS and from OS to INS for the corresponding parcels owned by West Side Montessori Center as described in the Planning and Zoning Administrator's report and that a public hearing be set before City Council on September 2, 2014 at 6:20 p.m. Mr. Carry seconded and it was unanimously approved.

Replat Request

Crossroads Business Park, Plat 1, Lot 3 12000 Williams Road (Tarp Stop)

APPLICANT/OWNER/DEVELOPER

Ken Weschke
Tarp Stop, LLC
12000 Williams Rd.
Perrysburg, OH 43551

Todd Friesner
417 E. Front St.
Perrysburg, OH 43551

REQUEST

Chapter 1297.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

The subject properties are located between the cul-de-sac of Williams Road and the ramp connecting I-475 to I-75 South. The largest platted parcel is currently home to Tarp Stop, LLC and the smaller un-platted parcel appears to be a vacant highway billboard easement. The two subject properties include parcels Q61-400-170002001000 and Q61-400-170000042000 and are 6.1 and .81 acres respectively.

BACKGROUND

The current Tarp Stop property (Plat 1, Lot 3) is part of a platted business park known as Crossroads Business Park, while the smaller vacant parcel is un-platted. The applicant has requested to replat lot 3 of the Crossroads Business Park so that the two properties described above can be joined to create a new, platted lot 3.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the replat of Lot 3 in Crossroads Business Park as submitted.

Mr. Walters reviewed the above Staff Report. He said that this is a procedural issue required by Wood County. Normally it can be accomplished through a lot combination but because one parcel is platted and the other is un-platted, a replat is required. Todd Friesner was present. Mr. Carry asked if Tarp Stop is looking to expand. Mr. Friesner said that they are looking at all options and are considering expanding the building or parking. Either way, if not combined, the smaller parcel would be subject to its own setbacks.

Mr. Bade moved to approve the Replat of Lot 3 in Crossroads Business Park as submitted. Mr. Hudson seconded and it was unanimously approved.

OTHER BUSINESS

Mr. Walters reviewed the agenda items for the regularly scheduled meeting to be held July 31, 2014.

There being no further business, the meeting adjourned at 7:16 p.m.

Respectfully submitted,

Mary Jo Sutton