

PLANNING COMMISSION MEETING

June 30, 2022

The meeting was called to order at 7:01 p.m. by Vice Chairman Rob Vela. Commission members present were Greg Bade, Mayor Mackin, Rob Vela, John Wellstein, and Becky Williams (5). Andy Lorenz was absent (1). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the May 26, 2022 meeting as written. Seconded by Ms. Williams. Ayes: (5). Nays: (0).

ADMINISTRATOR'S REPORT

No report.

***Final Site Plan
Louisiana House
129 Dr. McAuley's Court***

APPLICANT/OWNER/DEVELOPER

Perrysburg Ecumenical Housing, Inc.
14125 Clayton Road
Chesterfield, MO

Andy Knopp
Thomas Porter Architects
8 North St. Clair St.
Toledo, Ohio 43604

REQUEST

Chapter 1260.08 – Final Site Plan

The applicant is requesting to expand the onsite parking for the housing development. The plan indicates a base bid of 25 additional spaces and up to 16 additional spaces as through alternate bids. Additionally there is a proposed detention swale shown to handle the additional surface drainage. The location of these proposed improvements can be seen on plan sheet A1.0.

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 129 Dr. McAuley's Court, west of Louisiana Avenue (199), south of South Boundary Street. The proposed parking lot expansion is shown near the southwest corner of the development, between the cul-de-sac and the southern property line. Part of the alternate bid parking area (5 spots) is located near the entrance drive off of Louisiana Avenue. The subject property is zoned RM (Multiple Family Residential) and occupies approximately 10.87 acres. The site consists of the existing Louisiana House apartment complex, which is bordered on the north, east, and south by residential uses and a park to the west.

BACKGROUND

The applicants appeared before the Planning Commission in January of 2022 to apply for a Preliminary Site Plan approval. During that meeting the Planning Commission conditionally approved the proposed preliminary Site Plan with the condition that certain non-conforming areas of the parking lot be retrofitted with landscape islands to conform with the zoning code.

ANALYSIS

Intensity and Dimensional Standards

- In compliance with all required setbacks.
- Lot coverage requirement not applicable to RM districts.

Parking Standards

- Existing parking is unaffected by proposed site plan changes with the exception of the addition of landscape islands.
- 5 of the parking lot landscape islands are shown to be undersized at 16' x 10'. Islands should all be sized at 10' x 20'.
- All proposed parking spaces are shown to be 10' x 20' in size.

Landscaping

- 5 new trees are shown to be placed in the proposed retrofitted landscaped islands as part of the expansion.
- 4 or 5 additional trees would be added depending on whether the alternate bid is taken for the additional 11 parking spaces.
- The plan sheets do show trees in the proper locations but the plan set does not include an overall landscape plan for the site. The code requires this be prepared and stamped by a Registered Landscape Architect. The plan must provide a planting detail/schedule and all the associated calculations to demonstrate compliance with all landscaping percentages for the site and parking lot areas. (This requirement was previously noted in the preliminary site plan report)
- During the Preliminary Site Plan application from January 2022 there was discussion about mounding the area between the south edge of the proposed

parking lot and the property line. The plans do not indicate any mounding feature in this location per the neighbor's request.

Signs

- No signage changes are proposed.

Sidewalks

- A sidewalk is shown through the proposed access driveway but if this sidewalk is a standard 4" sidewalk the code would require the portion running through the driveway to be replaced with 6" concrete to accommodate vehicular traffic. It is unclear as to the details of this portion of work.

Other

- All exterior lighting is required to be arranged and installed to not cause interference with abutting residences and/or properties. The fixture that is specified provides an external glare shield but due to the proximity to nearby residential uses it is recommended to use the external 360 full visor (lighting page 2 of 9) or reorient the lighting placement to place the neighboring residential behind the light fixture rather than in front of or beside it. (See recommended changes on marked up sheet A1.1 with a star in the corner).
- The applicant shall submit and obtain City of Perrysburg engineering approvals for all applicable site civil construction plans including pavement and drainage, water, storm and sanitary sewer prior to a Zoning Permit being issued.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission conditionally approve the Final Site Plan for Perrysburg Ecumenical Housing (Louisiana House) located at 129 Dr. McAuley's Court, subject to the comments and recommendations set forth in this report including:

1. Provide a full landscape plan prepared by a registered landscape architect that demonstrates compliance with both site and parking lot landscape requirements.
2. Enlarge 5 proposed islands from 10'x16' to 10'x20'.
3. Modify light visors or parking lot light orientation per the recommended drawing including in this report.
4. Discuss possibility of mounding the south side of the parking lot with excavated material from parking lot and pond excavation.
5. Provide clarification on sidewalk portion running through the driveway that is proposed to be used to access the new parking lot.

Mr. Walters reviewed the above Staff Report regarding the Final Site Plan for Louisiana House at 129 Dr. McAuley's Court. Andy Knopp, Thomas Porter Architects, was present and said that Recommendation #2 is a concern for the curbing to extend out to eighteen (18) feet, as they would prefer to provide clear access for ambulatory vehicles. He added that Recommendation #4 (mounding) is also a concern from the civil engineers

standpoint, and Mr. Bade noted that water will be pushed into neighboring yards if mounding occurs, and said that he can support a substantial amount of landscaping instead of mounding. Mr. Knopp added that they will revise the lighting layout to meet the sketch (marked up in red) regarding Recommendation #3. The Commission briefly discussed the lack of a landscaping plan, and Mr. Walters confirmed that he will not issue a final construction review until all conditions have been met. Vince Roberts, 196 Birchcrest Drive, was present and said that he has neighborhood concerns with regards to flooding, and that mounding would exacerbate the problem. Mr. Knopp confirmed that two storm drains run through the swale for the existing underground drainage, and Mr. Walters noted that the City's Stormwater Technician and the Ohio EPA will have standards that will need to be met. Mr. Roberts requested that the application be tabled so that more details could be provided regarding landscaping and drainage. The Commission agreed that a landscape plan needs to be submitted for this review, and Ms. Williams referenced Chapter 1260.09(g). Ms. Williams also suggested that Mr. Knopp may want to meet with neighboring property owners as a follow-up regarding the landscape plan. Jake Swoap, 192 Birchcrest, was present and said that he has lived here twenty years and that they have had flooding issues since living here. Mr. Wellstein confirmed that he is not in favor of moving forward on this application without a landscape plan. There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to table the Final Site Plan for Louisiana House at 129 Dr. McAuley's Court. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

***Special Approval Use
Te'kela Cocina & Cantina
25481 N. Dixie Highway***

APPLICANT/OWNER/DEVELOPER

David Cobian
25481 N. Dixie Highway
Perrysburg, OH 43551

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards
Chapter 1235.04(mm) – SAU – Outdoor Café

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the southwest corner of Roachton Road and North Dixie Highway.

Property Size: 12.05 acres

Parcel: Q61-400-190000034001

Zoning: C-4 – Highway Commercial

BACKGROUND

During the 2020 year of COVID, the City of Perrysburg allowed restaurant businesses to open temporary patios to serve guests due to limited interior capacities. Once restrictions were lifted Perrysburg Te'kela Cocina & Cantina wanted to keep outside seating at this location going forward.

ANALYSIS

This particular Special Approval Use provides both “specific conditions” as well as “general conditions” which are as follows:

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

1. 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.
2. 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.
3. 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.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. 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.

Ch.1235.04(mm)

1. An outdoor café may be set up and used from March 15 through October 31. The permitted hours of operation are from 7:00 a.m. to 12 midnight unless longer hours are specifically approved by the City. Noise radiating from an outdoor café which exceeds fifty (50) DBA between 8:00 p.m. and 12 midnight, or other approved hours, or fifty-five (55) DBA between 7:00 a.m. and 8:00 p.m., shall constitute prima facie evidence that such noise unreasonably disturbs the comfort, quiet and repose of persons in the area. The “DBA” represents the sound pressure level in decibel measured on the “A” scale of a standard sound level meter. Noise level measurements shall be taken at the zoning district boundary of any residential zoning district and any planned development as may be appropriate. In all other districts, noise level measurements shall be taken at the property line of an affected property. The City Council may, by resolution, extend the dates of operation or the hours of operation for a stipulated number of days, not to exceed a total of thirty (30) days per calendar year. 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.
2. A site drawing showing the detailed plan of the outdoor café shall be submitted to and approved by the City. The detailed plan is to include: the design, relevant details and location of all temporary structures such as awnings, planters, landscaping, railing, tables, chairs and other equipment, as well as lighting and electrical outlet locations. For café’s on public property, the plan shall also show existing sidewalks, buildings, curbs, existing improvements, i.e., lamp posts, street trees, benches, mailboxes, etc. A minimum of sixty (60) inches shall be maintained as an unobstructed clear area for pedestrian use.
3. Plans for setting up the outdoor café must be approved by the City to provide for the free passage of pedestrians along the sidewalks, to provide for traffic and pedestrian safety and for fire safety issues. If alcohol is served, entrance to the outdoor café is required from inside the building. An outdoor café which is adjacent to residential properties or shares an alley with residential properties shall be screened with a solid wall a minimum of six (6) feet high.
4. The outdoor café must be part of a licensed restaurant and meet all of the health requirements of the City and any other County or State requirements.
5. For outdoor cafés on public property, liability insurance and property damage coverage naming the City as an insured party in an amount approved by the City, must be provided before setting up an outdoor café.
6. No signs or any other forms of advertising are permitted in the outdoor dining area with the exception of an identification or menu sign. The name of the establishment may appear on the valance of an umbrella or awning.

RECOMMENDATION

The Planning and Zoning Deputy Administrator has reviewed the application for Special Approval Use for Perrysburg Te'kela Cocina & Cantina and would like to recommend approval based on the following conditions:

1. The highlighted yellow door (detail below) be added and that be made as the only entrance point to the patio from the restaurant.
2. Advertisements on walls and umbrella be removed to adhere to SAU requirements.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Te'kela Cocina & Cantina at 25481 N. Dixie Highway. David Cobian, Perrysburg Te'kela Cocina & Cantina, was present. Mr. Vela asked if the parking lot butts up to the patio, and Mr. Easterling suggested curb stops in the parking lot. Mr. Cobian said that they already removed the advertisements on the umbrellas. There were no further comments or questions from the Commission, nor the public.

Mr. Wellstein made a motion to recommend approval of the Special Approval Use for Te'kela Cocina & Cantina at 25481 N. Dixie Highway. Seconded by Ms. Williams.
Ayes: (5). Nays: (0).

***Preliminary & Final Site Plan
John & Belinda Longmore
140 E. Second Street***

APPLICANT/OWNER/DEVELOPER

Belinda Longmore
140 E. Second Street
Perrysburg, OH 43551

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 at 140 East Second Street is located west of the East Second Street and Elm Street intersection. The property in question is zoned C-2 (Central Business) and functions as a residential property. This property is surrounded by C-2 (Central Business)

to the north and east and west, and RM (Multi-Family Residential) to the south. The owner would like to add a 48 SF shed in the rear of the property.

ANALYSIS

Land Use – The current use of the property has been reviewed and determined to be “Two-Family Dwelling” and is therefore an approved use in the C-2 district.

Dimensional Standards – The C-2 zoning district does not have any setback requirement so this parcel is treated as a zero lot line property. The only dimensional requirement is that the building cannot exceed a height of 35’ which is not an issue for this application.

Building Materials – The applicant’s building is finished in wood siding so the materials conform to current code requirements.

Access – The subject location has two access points in the rear of the property. The current parking area is located along the alley between East Second Street and East Third Street. There is currently a driveway that leads to a garage and a parking area.

Parking – The C-2 zoning district does not require on-site parking but the site does currently feature a small gravel driveway and parking area. The current plan shows the property maintaining the current footprint with the unapproved material.

Parking Landscaping – No landscaping plan was provided but the 1250.18 requires that at least 6% (~78 SF) of the parking area be intentionally landscaped. The current landscaping on property appears to exceed the minimum required.

Site Landscaping – C-2 zoning does not have a minimum landscape percentage requirement so no landscape plan is necessary.

Street Trees – The property currently has one street tree along East Second Street. Although trees already exist at this location, the Street Tree Commission shall determine quantity of trees by taking the frontage of the parcel, subtracting 35’ (allowable driveway width) and dividing that length by 40’ (the average spacing of street trees).

The Street Tree Commission, if determined trees are required, shall select the species and placement of these trees or shall determine that no additional trees are required. Fees for required street trees will be collected at the time the zoning permit is obtained. All trees will be planted by the City.

Signage – Not Applicable

Lighting – No new light fixtures are shown.

Sidewalks – Sidewalks are shown across the all frontages of the property and through the access point along West Second Street.

Waste Receptacles – No exterior trash receptacle on-site. Owner utilizes residential trash collection.

Other – The applicant may be required to submit construction plans to the City for review. The Department of Public Utilities and Engineering may have additional requirements for storm water with a new structure on property or if the Planning Commission was to require that the gravel parking areas be made into concrete.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the Preliminary and Final Site Plan for 140 E. Second Street with the conditions that the landscaping details are provided to the Planning and Zoning Division that demonstrates that the minimum requirements are being met and that the stone gravel be converted to an impervious surface.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary & Final Site Plan for John & Belinda Longmore at 140 E. Second Street. John and Belinda Longmore were present. Mr. Easterling said that he met out at the property with Stormwater Technician, Lauren Rush, and it was noted that the catch basin is across the alley, the size of the shed is not a concern, that the applicant gain record drawings as to the location of the utilities, and that Ms. Rush is in favor of the gravel parking area to remain as-is. Mr. Easterling added that from a storm water perspective that concrete will push water into the storm sewer. Ms. Longmore confirmed that there will be modest landscaping with hostas, and that she has met with all of her neighbors. There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to recommend approval of the Preliminary & Final Site Plan for John & Belinda Longmore at 140 E. Second Street as submitted. Seconded by Mr. Wellstein. Ayes: (5). Nays: (0).

Assignment of Permanent Zoning 24602 Fort Meigs Road

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

Ryan Routhe
24602 Fort Meigs Rd.
Perrysburg, OH 43551

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1285.11 – Zoning of Newly Annexed Areas

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the east side of Fort Meigs Road, south of Perrysburg High School and north of Five Point Road. The assignment of zoning request pertains to a parcel that was recently annexed to the City of Perrysburg from Middleton Township. This parcel is currently identified as: J37-100-240000040004. The parcel contains a single-family residence and associated accessory structures.

This parcel includes approximately 1.37 acres of land.

BACKGROUND

The City of Perrysburg has acquired this land from Middleton Township as a result of new home construction that required the owner to annex into the City of Perrysburg for water service. The annexation was effective on 10-21-2021. Due to a miscommunication during the several step process required for annexation the Planning and Zoning Division was only recently notified of the effective date of this annexation. Typically this assignment of zoning process would be initiated immediately after the city's acceptance of the annexed land.

ANALYSIS

The subject property is located along Fort Meigs Road and the other similar single-family homes (in the City of Perrysburg) to the north and south of this one are all zoned R1 – Single Family Residential. To the east of this property there is RM – Multi Family Residential zoning and to the west is the R3 – Single Family Residential subdivision of Coventry Pointe. The current version of the Land Use Plan that is pending with City Council would suggest this area be zoned in accordance with the “Conservation Suburban” land use which does include/allow detached single-family residences.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the Assignment of Permanent Zoning of R-1 (Single Family Residential) for the parcel identified in this report which contains approximately 1.37 acres.

Further, it is recommended that a Public Hearing be set before City Council for August 16, 2022 at 6:15 p.m.

Mr. Walters reviewed the above Staff Report regarding the Assignment of Permanent Zoning for 24602 Fort Meigs Road. The applicant was not present. Mr. Walters said that he received a call from one neighbor to the south that had an objection to the request. There were no further comments or questions from the Commission, nor the public.

Ms. Williams made a motion to recommend approval of the Assignment of Permanent Zoning of R-1 (Single Family Residential) for 24602 Fort Meigs Road, and that a Public Hearing be set for August 16, 2022 at 6:15pm. Seconded by Mr. Vela. Ayes: (5). Nays: (0).

Assignment of Permanent Zoning 13427 Five Point Road

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

Keith & Anne Griner
13427 Five Point Road
Perrysburg, OH 43551

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1285.11 – Zoning of Newly Annexed Areas

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the south side of Five Point Road, east of Fort Meigs Road and the Brookhaven subdivision. The assignment of zoning request pertains to a parcel that was recently annexed to the City of Perrysburg from Middleton Township. This parcel is currently identified as: J37-100-250000007000. The parcel contains a single-family residence and an associated accessory structure.

This parcel includes approximately 1.00 acre of land.

BACKGROUND

The City of Perrysburg has acquired this land from Middleton Township as a result of the property requesting water service from the city of Perrysburg after the owner's well failed. The annexation was effective on 10-21-2021. Due to a miscommunication during the several step process required for annexation the Planning and Zoning Division was only recently notified of the effective date of this annexation. Typically this assignment of

zoning process would be initiated immediately after the city's acceptance of the annexed land.

ANALYSIS

The subject property is located along Five Point Road and due to the current corporate boundary there is not a clear development pattern to base the recommended zoning on. Properties in the general area range from Agricultural, Multi-Family, to various designations of Single-Family Residential. The current version of the Land Use Plan that is pending with City Council would suggest this area be zoned in accordance with the "Conservation Suburban" land use which does include/allow detached single-family residences. Under the current zoning designations available to the City, this parcel would meet the overall size requirements for the largest residential lot size of R1 Single-Family Residential.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the assignment of permanent zoning of R1 (Single Family Residential) for the parcel identified in this report which contains approximately 1.00 acres.

Further, it is recommended that a Public Hearing be set before City Council for August 16, 2022 at 6:20 p.m.

Mr. Walters reviewed the above Staff Report regarding the Assignment of Permanent Zoning for 13427 Five Point Road. The applicant was not present. There were no further comments or questions from the Commission, nor the public.

Ms. Williams made a motion to recommend approval of the Assignment of Permanent Zoning of R1 (Single Family Residential) for 13427 Five Point Road, and that a Public Hearing be set for August 16, 2022 at 6:20pm. Seconded by Mr. Bade. Ayes: (5). Nays: (0).

Final Plat Sanctuary in the Woods Plat 5

APPLICANT/OWNER/DEVELOPER

Jeff H. Ruch, P.E.
Engineers, Surveyors & Associates, LLC
5353 Secor Road
Toledo, Ohio 43623

Ed Bryant / Dick Wehrle
Retreat Associates, Inc.
4331 Keystone Drive
Maumee, OH 43537

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Sanctuary in the Woods Phase 3 is an R-1 residential subdivision consisting of 109 lots on approximately 90.3 acres and is a continuation of the existing Sanctuary residential development. It is located north of Roachton Road, west of Hull Prairie Road, south of SR65. SITW Plat 5 is a plat within the larger SITW development area and consists of 15 total lots.

Plat 1, consisting of 16 lots was finalized and recorded on January 6, 2004.

Plat 3, consisting of 21 lots was finalized and recorded on December 24, 2014.

Plat 4, consisting of 13 lots was finalized and recorded on January 19, 2018.

Plat 2, consisting of 25 lots was finalized and recorded on January 25, 2018.

Plat 5 as proposed contains 15 lots on approximately 9.387 acres.

BACKGROUND

The Preliminary Plat of Sanctuary in the Woods Phase 3 was most recently reapproved/extended on May 27, 2021. The lot layout proposed in this request for a final plat matches the active preliminary plat that is on file.

ANALYSIS

The staff has reviewed the Final Plat for Plat 5 and approved with the following comments:

- Provide Open Space Fee payment (in accordance with equation below)

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. The open space fee calculation must also include \$100 per lot for the final plat.

Notes: Value per acre = \$TBD (certified appraisal)

Value of 9.387 acres = \$TBD

7.5% of land value = \$TBD

Total Open Space Fee for Plat 5 (15 lots) = land value TBD + \$1,500.00 (\$100 per lot)

Per Chapter 1295.07(d), the following escrows shall be provided to the satisfaction of the City prior to signing the Final Plat of Plat 5:

Estimate of Construction Costs:

• Roadway and Pavement	\$TBD
• Drainage	\$TBD
• Erosion Control	\$TBD
• Waterline	\$TBD
• Sanitary Sewer	\$TBD
• Sidewalks (4'): (7,357.2 sq.ft. @ \$7.50/sq.ft.)	
\$55,179.00	
• Curb Ramps: (6 @ \$1,000 each)	\$6,000.00
• Street Lights: (2 @ TBD each)	\$0
• Street Signs: (# of signs x \$150)	<u>\$TBD</u>

Total Escrows	\$TBD
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RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Sanctuary in the Woods Plat 5 subject to the deposit of escrows and payment of all other fees.

Mr. Walters reviewed the above Staff Report regarding the Final Plat for Sanctuary in the Woods Plat 5. Ed Bryant and Dick Wehrle were present. There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to recommend approval of the Final Plat for Sanctuary in the Woods Plat 5. Seconded by Ms. Williams. Ayes: (5). Nays: (0).

Assignment of Permanent Zoning

Parcel J37-100-240000064000 (o Five Point Road)

APPLICANT/OWNER/DEVELOPER

Toledo Catholic Diocese
1933 Spielbusch Avenue
Toledo, Ohio 43604

Steve Mitchell
13427 Five Point Road
Perrysburg, OH 43551

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1285.11 – Zoning of Newly Annexed Areas

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the north side of Five Point Road, west of Fort Meigs Road and the Coventry Pointe subdivision. The assignment of zoning request pertains to a parcel that was recently annexed to the City of Perrysburg from Middleton Township. This parcel is currently identified as: J37-100-240000064000. The parcel does not contain any built structures but the rear (north) 4 acres of the property was acknowledged to be a former Catholic cemetery that was partially relocated. There seems to be a general consensus that the relocation of the cemetery was not fully completed and there are still unmarked burial locations in this area of the property.

This entire parcel consists of approximately 20.558 acres of land.

BACKGROUND

The City of Perrysburg will acquire this land from Middleton Township as a result of a successful annexation petition from the applicants. The annexation is scheduled to be effective on 7-7-2022. Due to the presence of the remnant cemetery the applicant is requesting “split-zoning” for the parcel which would zone the northern 4 acres of the property as S-1 (Scenic and Open Space) and the remaining 16 acres as R-4 (Single-Family Residential). The S-1 zoning would be very restrictive and would generally prohibit a zoning permit from being issued on the property.

ANALYSIS

The subject property is adjacent to the Coventry Pointe subdivision and the applicant intends to use this land to make an extension to the subdivision. Currently the existing subdivision is zoned R4 Single-Family and the pending land use plan indicates this area as Conservation Suburban which would support single-family home development.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the assignment of permanent zoning of R4 (Single Family Residential) for the 16.559 acres and S1 (Scenic and Open Space) for the remaining 4 acres as shown on the attached survey and legal descriptions.

Further, it is recommended that a public hearing be set before City Council for August 16, 2022 at 6:25 p.m.

Mr. Walters reviewed the above Staff Report regarding the Assignment of Permanent Zoning at Parcel J37-100-240000064000 (o Five Point Road). Steve Mitchell was present, and said that this parcel will be an extension of the Coventry Pointe subdivision. He added that the S1 (Scenic and Open Space) zoning delineation for four (4) of the acres is a preservation of the property and an agreement with the Toledo Catholic Diocese as there is a unique history of the land. Mr. Mitchell said that the intention is to create sidewalk access and a walking path, more like a passive feature. Mr. Bade asked if the S1 zoning will meet the open space requirement for the subdivision, and Mr. Mitchell said that he will probably ask for that with the Preliminary Plat. There were no further comments or questions from the Commission, nor the public.

Ms. Williams made a motion to recommend approval of the Assignment of Permanent Zoning of R4 (Single Family Residential) for the 16.559 acres and S1 (Scenic and Open Space) for the remaining 4 acres as shown on the attached survey and legal descriptions at Parcel J37-100-240000064000 (o Five Point Road), and that a Public Hearing be set for August 16, 2022 at 6:25pm. Seconded by Mr. Bade. Ayes: (5). Nays: (0).

Preliminary Site Plan

VM Paletta Holdings Limited

***13107 Roachton Road and Parcel Q61-100-240000006000
(o Roachton Road)***

APPLICANT/OWNER/DEVELOPER

Project Name: Vault Health & Fitness

Location: 13107 Roachton Road

Zoning: Office & Service (OS)

Applicant(s): Matt Temby - owner

Land Use: Gyms (less than 10,000 SF)

Parcel(s): Q61-100-240000005000

Request: Preliminary Site Plan

Preliminary Site Plan

Applications shall require the following items:

- 1) 12 copies of submission application
- 2) 12 copies of preliminary site plan at a scale of not less than 1:100
- 3) Preliminary site plan must include or identify;
 - a. Project description
 - b. Survey including property dimensions
 - c. North arrow
 - d. A scaled plan showing the location of all existing and proposed buildings/structures
 - e. Topography at two foot intervals
 - f. Significant vegetation
 - g. Watercourses, bodies of water, detention/retention facilities
 - h. Rights of Way
 - i. Easements
 - j. Setbacks
 - k. Existing and Proposed Uses
 - l. Name and address of firm preparing the plans
 - m. Impact Assessment (if specifically asked for)

Final Site Plan

Applications shall require the following items:

- 1) 12 copies of submission application
- 2) 12 copies of preliminary site plan at a scale of not less than 1:100
- 3) In addition to the items required for a preliminary site plan submission final site plan applications must also include or identify;
 - a. Project description
 - b. Building elevations
 - c. Landscape Plan
 - d. Street Tree Plan
 - e. Sidewalks
 - f. Drive widths
 - g. Parking Spaces (size and quantity)
 - h. Vicinity sketch showing location of the site to surrounding street system
 - i. Location of utilities
 - j. Trash receptacle details
 - k. Lighting details

Preliminary & Final Site Plan Checklist

Land Use		Permitted	Special Approval	Not Permitted
1225.08	Land Use Type (Multiple Family)	x		
Dimensional		Compliant	Non-Compliant	Not Applicable
1230	Front Setback (50')	x		
1230	Side Setback (10'/25' total)	x		
1230	Rear Setback (30')	x		
1230	Lot Coverage (max 60%)	x		

1230	Height (max 35')			x
1230.03(a)	Height Variance from BZA			x
1230.03(b)	Features above max height (exemptions)			x
Parking		Compliant	Non-Compliant	Not Applicable
1250.02(t)	Parking Lot Location		x	
1250.02(r)	Parking Relief			x
1250.03	Parking Quantity	x		
1250.05(b)	Parking lot design/layout	x		
1250.05(c)	Wheel Stops			
1250.05(f)	Location of Driveways	x		
1250.06(a)(5)	Parking Lot Screening (near residential)			
1250.06(a)(7)	Parking Lot Surface Material	x		
1250.06(b)	Parking Space Sizes	x		
Landscape		Compliant	Non-Compliant	Not Applicable
1250.11	Planting Plan			
1250.11(a)(1)	Landscape Architect (stamp/sign)			
1250.11(a)(3)	Planting Schedule			
1250.13(g)	Tree size (8' height, 2 ½" caliper min)			
1230	Minimum Landscape Percentage of parcel			
1250.18(a)	Min. Landscape Percentage of Parking Lot (6%)			
1250.17(b)	Parking Lot landscape primarily shade trees			
1250.17(c)	Planting areas dispersed through parking lot	x		
1250.19(b)	5' landscape strip between parking lot and P/L	x		
1250.19(c)	1 tree for each 8 parking spaces			
1250.19(d)	Landscape island = 1 per ea. 10 parking spaces	x		
1250.19(d)	Shade trees located in islands			
1250.20	10' landscape strip between R/W and parking			x
1250.20(d)	Hedge within 10' landscape (min 1.5' height)			
1250.27	Berms/Earth Mounds (if required)			
1250.42	Fence/Screen Requirement (height & location)			
1250.43	Lighting (height & direction)			
Building Design		Compliant	Non-Compliant	Not Applicable
1250.44	Screening of Rooftop Mechanicals			
1250.48	Building Material (allowable percentages)			
1250.481(a)	Customer entrance facing each street frontage			
1250.481(b)	Recesses/projections if > 100' in length			
1250.481(d)	Facade to have color/texture/material change			
1250.481(e)	Rooflines to change at least every 100'			
1250.481(f)	Facade colors – low reflectance and neutral			
1250.481(g)	Building trim to be non-illuminated	x		
Drives & Access		Compliant	Non-Compliant	Not Applicable
1250.51(a)	Driveway access onto public or private street	x		
1250.51(a)(2)	Drives enter perpendicular	x		
1250.51(a)(3)	Driveway grade less than 10%			
1250.51(a)(6)	Driveway – at least 100' from an intersection	x		
1250.51(a)(6)	Driveway – at least 80' from other driveways	x		
1250.51(c)	Driveway – alignment with existing drives	x		
1250.53	Deceleration Lanes if use > 1,000 trips per day			
Sidewalks		Compliant	Non-Compliant	Not Applicable
1250.56(a)	Sidewalks across all frontages	x		
1250.56(a)	Sidewalks from R/W to entrance		x	
1250.56(a)	Sidewalk material through drive aisles		x	
Dumpster		Compliant	Non-Compliant	Not Applicable

1250.57	Waste Receptacle - Location	x		
1250.57	Waste Receptacles to be consolidated	x		
1250.57	Waste Receptacle – design/materials			
Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(a)	Accessory Building – Location (rear yard)			X
1250.61(b)	Accessory Building – $\geq 5'$ from side or rear P/L			X
1250.61(b)	Accessory Building – $\geq 10'$ from main structure			X
1250.61(d)	Acc. Building – Height (20' or main structure)			
1250.61(f)	Accessory Building – Size Limit (5% of lot size)			x
Traffic Study		Compliant	Non-Compliant	Not Applicable
1255.04	Traffic Study – if more than 100 trips/peak Hr.			
1255.04	Traffic Study – if more than 750 trips per day			
Miscellaneous		Compliant	Non-Compliant	Not Applicable
1260.15(a)(1)	Plan doesn't impeded normal development	x		
1260.15(a)(2)	Existing landscape preserved (as possible)			
1260.15(a)(5)	Emergency vehicle access to structures	x		
1250.26	Wall Location (if required)			

Notes:

1. The applicant has provided a 24' access/utility easement from Roachton Road through the center of the property to service both all three properties vehicular traffic.
2. The applicant will need to apply to the BZA and be granted a variance to allow the southern border of the parking lot to be closer than 5' to the newly created parcel line.
3. The applicant has recently been granted a lot split to configure the parcels into a different configuration. The house now sits on its own parcel, the gym will sit on its own and the rear vacant land will also be separate.
4. No sidewalks are shown from Roachton Road to the front door of the gym or along the rest of the property to serve the rear parcel in the future.

Recommendation:

The Planning and Zoning Administrator recommends that the Planning Commission conditionally approve the Preliminary Site Plan for Vault Health & Fitness subject to the following issues being addressed:

1. The applicant to obtain a setback variance from the BZA for a parking lot that is closer than 5' to a property line.
2. The applicant to provide a reasonable means of access for pedestrians coming from Roachton Road to either the gym or the future use at the rear of the property.

Mr. Walters reviewed the above Staff Report regarding the Preliminary & Final Site Plan for VM Paletta Holdings Limited at 13107 Roachton Road and Parcel Q61-100-240000006000 (0 Roachton Road). Matt Temby, Vault Health & Fitness, and Bob Bailey, DGL Consulting Engineers, were present. There was a brief discussion about a landscape

buffer between the site and neighboring properties. Mr. Temby added that they want to mirror the existing pond that is at the entrance of the Horseshoe Bend subdivision for their detention basin. Mr. Temby said that they will apply for a variance for their parking lot. Ms. Williams confirmed that the existing site is already commercially zoned. Mr. Temby stated that they are a micro-community gym and that they want to be a good neighbor. There was further discussion about city code parking requirements, and Mr. Walters noted that the two parcels can have shared parking but that Mr. Temby will have to show the need for that.

Kimberly Cheatwood, 1843 Whispering Way, was present and said that they already have flooding issues. She added that she is concerned with the amount of asphalt being proposed, and asked if there will be additional fencing along the property lines.

Jamie Hilkins, 3116 Steeple Chase Lane, was present and said that she has concerns with the parking.

Jay Mehta, 3130 Steeple Chase Lane, was present and said that he has safety concerns, questions about landscaping and lighting, and flooding issues. He said that he objects to the entire asphalt structure.

Raja Gorapalli, 3102 Steeple Chase Lane, was present and said that he has the same concerns as his neighbors.

Kevin Stuckey, 3144 Steeple Chase Lane, was present.

There were no further comments or questions from the Commission, nor the public.

Mr. Wellstein made a motion to recommend approval of the Preliminary Site Plan for VM Paletta Holdings Limited at 13107 Roachton Road and Parcel Q61-100-240000006000 (O Roachton Road), subject to Recommendation #1 and #2 in this report. Seconded by Mr. Vela. Ayes: Mackin, Vela, Wellstein, and Williams (4). Nays: Bade (1).

OTHER BUSINESS

There being no further business, the meeting adjourned at 9:24 p.m.

Respectfully submitted,

Heather Alfaro