

PLANNING COMMISSION

JUNE 29, 2017

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Tom Forquer, Seth Hudson, Andy Lorenz, Eric Nicely, Mayor Olmstead and John Wellstein (7). Also present were Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

Approval of Minutes

Mayor Olmstead moved to approve the minutes of the May 25, 2017 meeting. Seconded by Mr. Hudson. Ayes (7). Nays: (0).

Administrator's Report

Mr. Walters called attention to a revised site plan for Mercy and a corrected page 2 of the Staff Report for Mercy.

Preliminary & Final Site Plan

Mercy Health

12621 Eckel Junction Road

APPLICANT/OWNER/DEVELOPER

Troy Barman
Lewandowski Engineers, LLC
234 N. Erie Street
Toledo, OH 43604

Mercy Health Systems, Northern Region
2200 Jefferson Avenue
Toledo, OH 43604

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1245.29 – Corridor Overlay

PROPERTY LOCATION & DESCRIPTION

The subject property is located at the southwest corner of Eckel Junction Rd. and SR25. It is bordered to the east by SR 25, the north by Eckel Junction Rd. and Barney's BP Gas

Station, to the west by Taylor Hyundai car dealership and to the south by I-475. The subject property is zoned INS (Institutional) and is approximately 12.509 acres in size.

BACKGROUND

This application for site plan review has been informally named “Phase IV” by the Planning and Zoning Division. Phase I is considered to be the original Emergency Room Facility, Phase II is the Cancer Center and now Phase III is proposed to further connect the original two buildings and extend slightly to the west.

ANALYSIS

This proposed change to the site would include an 85,450 SF addition to the existing facility (currently 96,681 SF) resulting in 182,131 SF of building. Overall, the submission has been found to be consistent with the dimensional standards of Chapter 1230.

Due to the recent construction of the E.R. facility and Cancer Center the overall site plan generally meets the current code requirements so a detailed analysis of every site feature is not necessary at this time.

Site Layout: The project is shown to have all buildings located along the western property line of the site. The northern area of the property contains the primary entrance drive and the on-site detention facilities. Nearly all parking stalls are shown on the east and south side of the buildings (between major roadways and the building) with the exception of 35 spaces that are recessed into the west area of the building. The area associated with phase I, between the building and the entrance drive off of Eckel Junction Road previously only had one curb cut to access the emergency drop off canopy and helipad area. The site plan now shows this area to be modified to include a reconfigured island area which would result in two curb cuts off of the main entrance drive. Although there is no code requiring it, it is recommended not to introduce a second point of access off of this driveway. The Planning and Zoning office has had several lengthy and on-going conversations with Mercy representatives regarding the wayfinding and the difficulty they are experiencing on-site including this area. It is believed that an additional point of access will further contribute to this wayfinding problem. While it is understood that the new configuration will likely benefit the flow of traffic under the drop-off canopy there may be other ways to achieve this goal without contributing to an existing problem.

Setbacks/Height: The proposed site plan/buildings are well within the required setbacks of the INS zoning district. INS zoning requires a minimum 50' front yard setback, a 50' rear yard setback and a single side yard setback of at least 30'. The maximum permitted height is 45' but a recent code amendment allows INS zoned properties to build up to a 67' building with an approved variance. The proposed building is shown at 52' tall to match the existing 3-story building per the approved variance. INS also allows for a maximum lot coverage of 60% and with the approval of this phase the project would reach 33% coverage (buildings only).

Land Use: Mercy Hospital was previously granted a special approval use (SAU) for the operation of a hospital use. The additional use of a medical building shall not require an additional special approval use due to the previous and all-encompassing “hospital” approval that was granted for this property.

Building Materials: The applicant has provided elevation drawings showing the proposed building materials. The building materials and arrangement of those materials is acceptable. All materials are in compliance with our material and percentage requirements and will tie in seamlessly with the existing phases. The predominant material is brick with glazing and metal trim work. The rooftop mechanical systems are shown to be screened with an aluminum screening system.

Landscape: The previously approved landscape plan for the first three phases did not address this phase of the project so a new landscape plan has been included for this southern area of the property including the parking lot (existing landscape is shown in a standard line weight and new landscape is shown with a heavy weight line). The included landscape plan is very well done and has met all requirements for coverage percentages, location and screening. (Landscape requirement matrix is located in the top left corner of sheet L1.02).

Dumpster Enclosure: The engineer for Mercy has indicated that they will be installing a trash compactor in the truck well and removing the dumpster. The dumpster enclosure will remain and will be used for mechanical equipment. This detail is not shown on the plan but the above explanation was provided as part of the application.

Parking: The site plan indicates that after this phase there will be 434 parking spaces on site (10 more than required by code) and all standard parking spaces will be 10' x 20' in size. A detailed outline of the reviewed and agreed upon parking calculation has been provided at the bottom of page 1 of the engineering packet. This chart showing the calculation breaks down the use of each phase and shows how the overall parking demand was calculated for the site.

Corridor Overlay: Since the construction of phase 1 (the E.R. facility) there has been a fair amount of discussion regarding the installation of a screen wall along the SR25 frontage. As part of this new site plan review the planning commission is able to require that any aspect(s) of a previously approved plan be brought into strict compliance with current code requirements. When considering this issue it is important to consider the steep grade change and the ability of a screen wall to fulfill the purpose that the code intends. The recent addition of the large retaining wall that was constructed by ODOT as part of the Divergent Diamond Interchange further suggests that the extension of the screen wall to the south would not be necessary. The landscape plan does indicate that the existing SR25 landscape would be extended to the south end of the new ODOT retaining wall.

Traffic Impact: A traffic impact study was completed along with the original site plan application. This traffic study assumed a hospital/medical use that was up to 196,009 SF in size. With the proposed addition and the build-out of the existing third floor the Mercy project will still be below this anticipated number occupying 182,131 SF.

Site / Civil Plans: Construction drawings are required to be reviewed and a pre-construction meeting is required to be held prior to the issuance of a zoning permit due to the scope of this project.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the preliminary and final site plan as submitted with the following condition:

1. The driveway circulation area to the north of the phase I building be reconfigured to prevent a second point of access onto the entrance drive coming from Eckel Junction Road (as described in the Site Layout section of the report).

Mr. Walters reviewed the above Staff Report. He said that the revised Site Plan that was provided prior to the meeting addresses his recommendation; it changes it back so there is only one curb cut. He said that the landscape plan was provided and meets all requirements. Troy Barman of Lewandowski Engineers was present and thanked Mr. Walters and the City Engineer for their help on this project.

Mr. Forquer moved to approve the Preliminary and Final Site Plan for Mercy Health, 12621 Eckel Junction Road. Mr. Hudson seconded. Ayes: (7). Nays: (0).

Preliminary & Final Site Plan
Big Daddy Graphics
121 Burlingwood Drive

APPLICANT

Rex Russell
433 W. Second Street
Perrysburg, OH 43551
419-320-7159

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 121 Burlingwood Drive. Burlingwood Drive is located immediately west of Louisiana Avenue and runs north and south from West Front Street to West Second Street. The property in question is zoned C2 and currently houses a small pink bungalow in which the owner/applicant operates a graphic design and screen printing business. This property is surrounded by OS (office and service) and C2 (central business) zoning districts (the C2 property to the south is currently used as a residence).

ANALYSIS

Land Use – The current use of the property has been reviewed and determined to be “printing” and is therefore an approved use in the C2 district.

Dimensional Standards – The C2 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 do conform to current code requirements. The proposed deck addition to the structure would not require any further review of the materials used (except from review and approval from the Historic Landmarks Commission.)

Access – The subject location does not have direct access to any roadway except for Burlingwood Drive which functions as more of an alley than a street. This current access is not proposed to change as part of this application.

Parking – The C2 zoning district does not require on-site parking but the site does currently feature a small gravel parking lot. (Approximately 27’ x 35’)

Parking Landscaping – Not applicable.

Site Landscaping – The structure size is 959 SF and the size of the lot is 3,959 SF resulting in a site area of 3,000 SF. C2 zoning does not have a minimum landscape percentage requirement so no landscape plan is necessary.

Street Trees – Due to the location of this property and adjacent right-of-ways, no street tree plan is required.

Signage – There are no additional signs proposed in this application but any future sign changes will require review and approval by the Historic Landmarks Commission as well as the Planning and Zoning Division to the issuance of permits.

**Note: Relief for area, height and setback can be sought from the BZA. No relief can be provided for sign quantity.*

Lighting – No new light fixtures are shown.

Sidewalks – Sidewalks are not shown across the frontage of the property but due to the location of the property to major roadways it is not recommended to require sidewalks along Burlingwood which functions more as an alley than a local street.

Waste Receptacles – No exterior trash receptacle on-site.

Other – The applicant should contact Wood County Building Inspection prior to beginning the project to ensure compliance with any building code requirements. No engineering/utility review will be required from the city of Perrysburg.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the preliminary and final site plan as submitted for the business located at 121 Burlingwood Drive.

Mr. Walters reviewed the above Staff Report. Rex Russell, the applicant, was present. He said that there was a mistake on the plans submitted and they will be using 2 x 8 joists instead of 2 x 6. Mr. Lorenz asked Mr. Walters if he had any issues with that change. Mr. Walters said it does not affect his recommendation. Mr. Nicely asked if comments were received from any neighbors. Mr. Walters said that he received no comments. Mr. Wellstein asked what the deck is for, and Mr. Russell said that it is to provide access. Mr. Forquer asked if this is being reviewed because it is an addition to the property. Mr. Walters explained that anytime the Planning and Zoning Division has to issue a permit for commercially zoned properties, it has to come to the Planning Commission.

Mr. Hudson moved to approve the Preliminary and Final Site Plan for 121 Burlingwood Drive. Seconded by Mr. Carry. Ayes: (7). Nays: (0).

Final Site Plan
Burger King
10796 Fremont Pike

APPLICANT

Mike Dauss
Dauss Architects
227 Historic W. 11th St.
Anderson, IN 46016

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.11 – Final Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 10796 Fremont Pike, on the north side of Fremont Pike between the I-75 and Helen Drive. The property is approximately 1.26 acres in size and is zone C-4 Highway Commercial. All adjacent city property on the east of the property is zoned C-4. The properties to the south consist of Perrysburg Township parcels and parcels zoned C-4.

ANALYSIS

- **Parking:** The parking requirement for this use was calculated at 48 required spaces (see Ch. 1250.03(i)) with regard to the maximum occupancy load of 96. Currently the plan shows only 48 spaces provided. The existing parking spaces on the plan are measured at 9'x18'. The proposed spaces do not meet the standard size requirements (10'x20'). Should the spacing increase, they would not be able to meet the minimum parking requirements.
- **Landscape Islands:** The proposed plan shows 5 landscape islands for 48 onsite parking spaces that vary in size. Per Ch. 1250.19(d), a landscape island will be provided at one (1) for every ten (10) spaces with two (2) shade trees per landscape island. The proposed landscape islands also show only one (1) shade tree placed in four of the five landscape islands.
- **Parking Lot Landscape:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of parking lot landscaping, approximately 1,825 SF of landscape is needed. The plan indicates that 2,418 SF has been provided. Per Ch. 1250.19(c) "One (1) tree shall be required for each eight (8) spaces". The applicant has proposed 4 trees in addition to the 2 existing trees on the site (6 total required).
- **Site Landscaping:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of overall site landscaping, approximately 5,470 SF of landscape is needed. The plan indicates that approximately 5,754 SF has been provided.
- **Street Tree Plan:** The applicant has provided a street tree plan that has been forwarded to the Dept. of Public Service for review by the Street Tree Commission. It is important to note that the right-of-way along Fremont Pike is currently owned by ODOT. Due to the lack of city right of way we have proposed that the street trees be located on the south side of the property, just inside on the front property line (per ODOT's request).
- **Signage:** A full review of signage will be conducted by the Planning and Zoning Division prior to the issuance of permits.

**Note: Relief for area, height and setback can be sought from the BZA. No relief can be provided for sign quantity.*

- **Lighting:** A photometric plan has not been submitted as lighting on the property shall remain the same.

- **Building Materials:** The proposed building shows a mixture of brick, stucco, and wood. Visually it would appear that the mixture of materials would meet the maximum percentage requirements (100% face brick, 50% wood siding, and 50% stucco) set forth in Ch. 1250.48 with the exception of the parapet light band that surrounds the building. Ch. 1250.48(g) prohibits illuminated trim on buildings.
- **Dumpster Enclosure:** Receptacles shall be in accordance with Ch. 1250.57. The proposed location of the waste receptacle is in compliance with the zoning code which states that waste receptacles should be located in a rear yard or a non-required side yard. The receptacle is shown as being fully enclosed on all sides.
- **Sidewalks:** Public sidewalks are required across all frontages and are shown on the site plan. However, it shall still be required to install a concrete sidewalk through the existing asphalt entrance drive. There is an existing fence in the right of way that runs along Fremont Pike. Per ODOT, the applicant would not be permitted to create an opening in the fence for a pedestrian path to the front entrance. Due to this restriction, ODOT has given the applicant permission to create the pedestrian path around the fence.
- **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 Deputy Administrator recommends approval of the preliminary and final site plan (as shown on the landscape plan sheet C-1.2) subject to the following conditions:

1. Sidewalks are to be installed through driveway entrance along Fremont Pike.
2. Removal of the parapet light band that surrounds the roofline of the building or non-illumination of this feature.
3. Removal of the "Home of the Whopper" sign on the southern façade. This sign would constitute as a second wall sign (Ch. 1250.32 allows for up to one wall sign per façade).
4. Place a tree in the landscape island directly west of the handicapped parking and an additional tree in the stand alone landscape island on the north side of the property.
5. Pedestrian sidewalk through the parking lot be something more distinct and permanent than paint stripes.

Mr. Easterling reviewed the above Staff Report. He said that the overall size of the building is not really changing. Mike Dauss, representing Bennett Management, said that the existing building has an atrium that will be removed that is 600 square feet and the

window that they are adding is 45 square feet and will replace the cash booth that is 53 square feet. He said that the light band and Home of the Whopper sign are required by Burger King. Mr. Nicely asked if the parapet light is a big deal. Mr. Walters said that it is not allowed anywhere in the City and he is not advocating for or against, but he said that the rule has been enforced throughout the City including at Wendy's and the Promedica building. There was discussion regarding the chain link fence along the front of the property which belongs to ODOT. Mr. Walters said that he spoke to the local representative from ODOT, and they have no interest in replacing any of the fence. Mr. Forquer asked what relief the Planning Commission or Board of Zoning Appeals could give regarding the parapet lighting and the second sign. Mr. Walters said that both issues really have no relief mechanisms. The Board of Zoning Appeals can grant variances on the size of signs, but not on quantity. There was discussion regarding the size and number of parking spaces. Mr. Carry asked about the paved area to the west of the building that is not being considered as part of this. Mr. Dauss said that they are only using the east side of the building because the owner has an opportunity to develop the property to the west. Julie Barrett, Bennett Management, asked about the Home of the Whopper sign. Mr. Easterling explained that only one sign is allowed. Ms. Barrett asked if they could choose which sign they want, and Mr. Easterling said they could. Mr. Carry asked if that could be handled administratively, and Mr. Walters said it could be.

Mr. Forquer moved to approve the Preliminary & Final Site Plan for Burger King, 10796 Fremont Pike, including the most updated landscape plan sheet C1.2, subject to the conditions as stipulated with the following change to #3, removal of one of two signs on the southern façade because it is a second wall sign. Seconded by Mr. Hudson. Ayes: (7). Nays: (0).

There being no further business, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

Mary Jo Sutton