

# **PLANNING COMMISSION**

**JUNE 28, 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, Craig Pickerel, and John Wellstein (7). Also present was Karlene Henderson, Law Director, Mark Easterling, Deputy Planning and Zoning Administrator, and Brody Walters, Planning and Zoning Administrator.

## **Approval of Minutes**

Mr. Wellstein moved to approve the minutes of the May 31, 2018 meeting. Seconded by Mr. Lorenz. Ayes: Carry, Hudson, Lorenz, Mackin, and Wellstein (5). Nays: (0). Abstain: Pickerel, and Nicely (2).

## **Administrator's Report**

No report.

## **Code Amendment – Chapter 1250.48 Exterior Wall Materials Standards by Zoning District**

### **APPLICANT/OWNER/DEVELOPER**

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

### **REQUEST**

Chapter 1285 – Changes and Amendments  
Chapter 1250.48 – Exterior Wall Materials Standards by Zoning District

### **DESCRIPTION**

The proposed code amendment to the chart in Chapter 1250.48 would correct an error submitted to the codifier in 2009.

### **BACKGROUND**

On March 3, 2009 City Council approved code amendments that updated building material percentages for all zoning districts. During this update, the chart that was drafted and sent to the codifier excluded finish materials from C-1 districts, although the intent was to include 25% throughout each of the finished surfaces.

## ANALYSIS

### Existing Code Language

#### 1225.08 LAND USE REGULATIONS

(See Exhibit A)

### Exhibit A

| Wall Materials             | Commerical |     |     |     | Office | Industrial |     | Special |     | Institutional |
|----------------------------|------------|-----|-----|-----|--------|------------|-----|---------|-----|---------------|
|                            | C-1        | C-2 | C-3 | C-4 | OS     | I-1        | I-2 | PBP     | P   | INS           |
| Maximum % of Wall Coverage |            |     |     |     |        |            |     |         |     |               |
| <b>Finishes</b>            |            |     |     |     |        |            |     |         |     |               |
| EIFS System                |            | 25  | 50  | 50  | 50     | 75         | 75  | 75      | 50  | 50            |
| Cement                     |            | 25  | 50  | 50  | 50     | 50         | 50  | 50      | 50  | 50            |
| Plaster                    |            | 25  | 50  | 50  | 50     | 50         | 50  | 50      | 50  | 50            |
| Stucco                     |            | 25  | 50  | 50  | 50     | 50         | 50  | 50      | 50  | 50            |
| Vinyl/Cement Fiber Board   |            | 25  | 50  | 50  | 100    | 50         | 50  | 50      | 100 | 100           |

### Proposed Code Language

#### 1225.08 LAND USE REGULATIONS

(See Exhibit B)

### Exhibit B

| Wall Materials             | Commerical |     |     |     | Office | Industrial |     | Special |     | Institutional |
|----------------------------|------------|-----|-----|-----|--------|------------|-----|---------|-----|---------------|
|                            | C-1        | C-2 | C-3 | C-4 | OS     | I-1        | I-2 | PBP     | P   | INS           |
| Maximum % of Wall Coverage |            |     |     |     |        |            |     |         |     |               |
| <b>Finishes</b>            |            |     |     |     |        |            |     |         |     |               |
| EIFS System                | 25         | 25  | 50  | 50  | 50     | 75         | 75  | 75      | 50  | 50            |
| Cement                     | 25         | 25  | 50  | 50  | 50     | 50         | 50  | 50      | 50  | 50            |
| Plaster                    | 25         | 25  | 50  | 50  | 50     | 50         | 50  | 50      | 50  | 50            |
| Stucco                     | 25         | 25  | 50  | 50  | 50     | 50         | 50  | 50      | 50  | 50            |
| Vinyl/Cement Fiber Board   | 25         | 25  | 50  | 50  | 100    | 50         | 50  | 50      | 100 | 100           |

## RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend to City Council approval of the proposed Code Amendment as presented in this report.

**Further, it is recommended that a public hearing be set before City Council for August 7, 2018 at 6:25 p.m.**

Mr. Easterling reviewed the above Staff Report. There were no questions or concerns from the Commission or the audience. Mr. Hudson moved to recommend approval of the proposed Code Amendment as reflected in Exhibit B, and that a public hearing be scheduled for August 8, 2018 at 5:30 p.m. Seconded by Mr. Carry. Ayes: (7). Nays: (0).

**Preliminary & Final Site Plan Review**  
**Waffle House**  
**11121 Fremont Pike**

**APPLICANT/OWNER/DEVELOPER**

Waffle House  
P.O. Box 6450  
Norcross, GA 30091

**REQUEST**

Chapter 1250 – Site Design Standards  
Chapter 1260.18 Site Plan Amendment

**PROPERTY LOCATION & DESCRIPTION**

The subject parcel is located just east of the E. South Boundary Street and Fremont Pike intersection, on the south side of Fremont Pike between Speedway and Signature Harley-Davidson. Neighboring property also includes AutoZone. The subject property is zone C-4 (Highway Commercial) and is approximately 0.96 acres in size.

**BACKGROUND**

On January 26, 2017 the Planning Commission voted to approve the preliminary and final site plan for Waffle House. On September 26, 2017 a site plan amendment was approved for a minor building modification. The applicant is now proposing to construct a one story building that is approximately 2,112 SF in the center of the parcel that would use the existing access drive connecting Speedway and Signature Harley-Davidson as an entrance to the property. The prior versions of this plan showed access only from the rear of the neighboring Speedway property.

**ANALYSIS**

The revised site plan for The Waffle House shows the relocation of landscaping to allow for access to the site from the northern private drive.

**Parking:** The parking lot configuration shows thirty (30) onsite parking spaces. Per Ch. 1250.03(c)(i), occupancy calculations were not able to be determined. Therefore, the number of spaces were calculated by requiring one (1) space per 200 SF. The required

number of onsite parking spaces is eleven (11). The proposed spaces meet the standard size requirements (10'x20') with a 23.1 foot drive aisle.

**Landscape Islands:** The proposed plan shows five (5) landscape islands for thirty (30) 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 each of the five (5) islands. Although it does not meet the requirements (10 trees required), the applicant has placed nine (9) additional trees throughout the property.

**Parking Lot Landscape:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of parking lot landscaping, 911 SF of landscape is needed. The plan indicates that 912 SF has been provided. Per Ch. 1250.19(c) "One (1) tree shall be required for each eight (8) spaces". The applicant has placed four (4) additional trees in the site landscaping (4 required).

**Site Landscaping:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of overall site landscaping, 4,097 SF of landscape is needed. The plan indicates that 4,100 SF has been provided.

## **RECOMMENDATION**

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the final site plan amendment as submitted.

Mr. Easterling reviewed the above Staff Report. Dan Stone of VanHorn, Hoover, & Associates was present on behalf of Waffle House. Mr. Lorenz asked if there will also be access to the rear of the property, and Mr. Stone confirmed that there will be two access points, one in the rear, and the other shared between Harley-Davidson and Speedway. There was a brief discussion regarding an increase in traffic concerns, and Mr. Easterling noted that an email was received, regarding illegal U-turns. Mr. Easterling added that this concern was submitted to Doug Dariano, and it was determined that currently there is not a need for any changes within the plan. Mr. Wellstein asked if there were any concerns from Harley-Davidson or Speedway, and Mr. Walters mentioned that there were initial concerns from Harley-Davidson with motorcycle traffic coming in and out. Mr. Walters added that Waffle House has the right to access that drive as it is private. Mayor Mackin asked about the number of parking spots that is required by the city, and Mr. Easterling said that 11 are required. Mr. Stone stated that Waffle House prefers 40 parking spots on site, and so that is why they have 30 spots listed with the limited space available. There were no further questions or concerns from the commission members.

Matthew Sutter, 900 Apple Creek, stated that he is the one that sent the email that Mr. Easterling had previously referenced. He stated that he is concerned with the additional U-turns that will be created at that intersection. Mr. Sutter also mentioned that ODOT recently improved the road and added a crosswalk, but that he feels the need for more

intersection improvements in the future. He added that it's not dangerous by definition, but that maybe signage representing the access would be better suited.

Mayor Mackin moved to approve the Site Plan Amendment for Waffle House at 11121 Fremont Pike. Seconded by Mr. Carry. Ayes: (7). Nays: (0).

**Rezoning Request  
Ken's Flower Shop  
24859 N. Dixie Highway**

**APPLICANT/OWNER/DEVELOPER**

Julie Apt  
Thomas Porter Architects  
8 North St. Clair St.  
Toledo, OH 43604

**REQUEST**

Chapter 1285 - Changes and Amendments

**PROPERTY LOCATION & DESCRIPTION**

The proposed rezoning is located at 24859 North Dixie Highway between Harbor Town Boulevard and Five Point Road, on the west side of North Dixie Highway. It is currently zoned I2 (General Industrial).

Adjacent zoning:

East: C4 (Highway Commercial)  
North: PBP (Planned Business Park)  
South: PBP (Planned Business Park)  
West: PBP (Planned Business Park)

The property is approximately 0.97 acres (42,253 square feet).

**BACKGROUND**

Currently, Ken's Flower Shop, located in the Country Charm Shopping Center, has a lease that is set to expire in January 2019. The change in zoning would allow for the business to purchase the land and relocate the business to the subject parcel, in which they would construct a new multi-tenant building.

**ANALYSIS**

The current applicant has requested a zoning change from the current zoning of I-2 (General Industrial) to C-4 (Highway Commercial).

Per Ch. 1220.04(d), C-4 zoning is defined as: Areas fronting on major highways and utilized for all types of businesses, especially those that serve the traveling motorist and patrons throughout the community.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within C-4.

Animal Services (outdoor)  
Animal Services (indoor)  
Automotive Oil & Lube Service Facilities  
Automotive Repair – General **(SAU)**  
Automotive Repair – Light  
Automotive Sales or Lease for New and Used Vehicles-Outdoors **(SAU)**  
Auto Wash **(SAU)**  
Carry-Outs/Other Business, Alcoholic Beverages **(SAU)**  
Commercial Recreational Facilities **(SAU)**  
Commercial Schools  
Drive-in Commercial Uses  
Entertainment and Spectator Sport Facilities  
Grocery Stores  
Gym/Fitness Facility (<5,000 GSF)  
Gym/Fitness Facility (>5,000 GSF)  
Motels and Hotels **(SAU)**  
Neighborhood Business less than 10,000 SF  
Office and Banks  
Personal Services  
Printing  
Restaurant Carry-Out Only  
Restaurant Drive-In  
Restaurant Fast Food  
Restaurant Outdoor Café **(SAU)**  
Restaurant Full Service **(SAU)**  
Retail Business: less than 60,000 GSF  
Retail Business: more than 60,000 GSF  
Sales and Storage of Building Materials **(SAU)**  
Self-Service Storage **(SAU)**  
Service Station  
Shopping Center  
Hospitality Facilities **(SAU)**  
Transient Habitation **(SAU)**  
Repair Services, Customer  
Nursery/Green House  
Medical Offices  
Medical Urgent Care Facilities  
Accessory

Child Day Care Centers **(SAU)**  
Clubs, Lodges, Fraternal and Civic Assembly  
Essential Services  
Mortuaries/Funeral Homes **(SAU)**  
Part-Time Child Day Care Centers **(SAU)**  
Public and Private Schools **(SAU)**  
Public Service Facility  
Public/Private Utility  
Wireless Telecommunication Facility **(SAU)**  
Wholesale Business

The Comprehensive Plan – Conservation and Development Map indicates “Developed Land” for the subject site. *Developed Land: Land which has been altered from its original natural state and is currently serving as a public, residential, commercial, or industrial use. Developed land excludes agricultural areas.*

## **RECOMMENDATION**

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend to City Council approval of the zoning request for the above mentioned 0.97 acres from I2 (General Industrial) to C4 (Highway Commercial). After a review of the zoning map and current and future land use patterns, highway commercial zoning fits the mold of the future land use patterns and development within the Corridor Overlay District. The change from industrial to commercial zoning will allow for the area to attract businesses and also eliminate spot zoning in a growing area.

**Further, it is recommended that a public hearing be set before City Council for August 7, 2018 at 6:15 p.m.**

Mr. Easterling reviewed the above Staff Report. Julie Apt, Thomas Porter Architects, was present on behalf of Ken's Flower Shop. Mr. Pickerel asked about access to the property. Ms. Apt noted that there are currently two access points, but after a recommendation they will only have one access point off of N. Dixie Highway. Mayor Mackin asked if Ken's Flower Shop will be a permitted use within this proposed multi-tenant site with the new zoning, and Mr. Easterling confirmed that it will be a permitted use. There were no further questions or concerns from the commission members. Ms. Williams noted that City Council will not meet on August 7, 2018, and Mr. Walters added that the anticipated timeline has been changed slightly. Mr. Walters noted that the Public Hearing will be held before P & Z Committee on August 8, 2018, rather than before City Council.

Mr. Nicely moved to approve the Rezoning Request from I-2 (General Industrial) to C-4 (Highway Commercial) for 24859 N. Dixie Highway, and that a public hearing be scheduled for August 8, 2018 at 5:35 p.m. Seconded by Mayor Mackin. Ayes: (7). Nays: (0).

**Preliminary Site Plan  
Tri-State Forest Products  
13010 & 13100 Eckel Junction Road**

**Project Name:** Tri-State Forest Products  
**Location:** 13010 & 13100 Eckel Junction Road  
**Zoning:** I2 (General Industrial)  
**Applicant(s):** Doug Smith – Manager, Tri-State Forest Products  
 Tom Yurysta – Proudfoot Associates, Inc.  
**Land Use:** Sale and Storage of Building Materials (Permitted Use)  
**Parcel(s):** Q61-100-654406005000 & Q61-100-654406004000  
**Request:** Preliminary Site Plan Review

**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)

Project Overview: The applicant is proposing to remove vegetation and install asphalt millings on site to provide for additional storage and drive aisles to the rear (north) of the 64'x160' warehouse building.

**Preliminary Site Plan Checklist  
13010 Eckel Junction**

| Land Use    |                          | Permitted | Special Approval | Not Permitted  |
|-------------|--------------------------|-----------|------------------|----------------|
| 1225.08     | Land Use Type            | x         |                  |                |
| Dimensional |                          | Compliant | Non-Compliant    | Not Applicable |
| 1230        | Front Setback 60'        | x         |                  |                |
| 1230        | Side Setback 25' each    | x         |                  |                |
| 1230        | Rear Setback 40'         | x         |                  |                |
| 1230        | Lot Coverage 60%         | x         |                  |                |
| 1230        | Height 45' max           | x         |                  |                |
| 1230.03(a)  | Height Variance from BZA |           |                  | x              |

|                            |                                                  |                  |                      |                       |
|----------------------------|--------------------------------------------------|------------------|----------------------|-----------------------|
| 1230.03(b)                 | Features above max height (exemptions)           |                  |                      | x                     |
| <b>Parking</b>             |                                                  | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 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(f)                 | Location of Driveways                            | x                |                      |                       |
| 1250.06(a)(7)              | Parking Lot Surface Material                     |                  | x                    |                       |
| 1250.06(b)                 | Parking Space Sizes                              |                  | x                    |                       |
| <b>Landscape</b>           |                                                  | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 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(d)                 | Landscape island = 1 per ea. 10 parking spaces   |                  | x                    |                       |
| 1250.20                    | 10' landscape strip between R/W and parking      |                  | x                    |                       |
| <b>Drives &amp; Access</b> |                                                  | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1250.51(a)                 | Driveway access onto public or private street    | x                |                      |                       |
| 1250.51(a)(2)              | Drives enter perpendicular                       | x                |                      |                       |
| 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                     |
| <b>Sidewalks</b>           |                                                  | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1250.56(a)                 | Sidewalks across all frontages                   | x                |                      |                       |
| 1250.56(a)                 | Sidewalks from R/W to entrance (if required)     |                  |                      | x                     |
| 1250.56(a)                 | Sidewalk material through drive aisles           |                  |                      | x                     |
| <b>Dumpster</b>            |                                                  | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1250.57                    | Waste Receptacle - Location                      |                  |                      | x                     |
| 1250.57                    | Waste Receptacles to be consolidated             |                  |                      | x                     |
| <b>Acc. Buildings</b>      |                                                  | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1250.61(a)                 | Accessory Building – Location (rear yard)        |                  | x                    |                       |
| 1250.61(b)                 | Accessory Building – ≥ 5' from side or rear P/L  | x                |                      |                       |
| 1250.61(b)                 | Accessory Building – ≥ 10' from main structure   | x                |                      |                       |
| 1250.61(f)                 | Accessory Building – Size Limit (5% of lot size) |                  | x                    |                       |
| <b>Miscellaneous</b>       |                                                  | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1260.15(a)(1)              | Plan doesn't impeded normal development          | x                |                      |                       |
| 1260.15(a)(5)              | Emergency vehicle access to structures           | x                |                      |                       |

### Background:

This property is currently owned by Tri-State Forest Products for the sale and storage of building materials. This business has been in existence at this location for many years and while the use is permitted in this zoning district the property has enjoyed legal non-conforming site plan status as a result of being annexed into the City of Perrysburg from Perrysburg Township. An on-site meeting with Manager Doug Smith revealed that the long term plan for this business involves vacating the existing offices and moving them to the building on the property to the west. If this happens the argument could be made that this property would not be subject to

the minimum parking requirements due to a lack of any truly occupied spaces since this property would become exclusively an outdoor yard.

**Notes:**

1. The parking lot area of this site does not contain the proper setbacks from the front or side property lines. Code requires a minimum of a 5' setback between the parking lot and the side property line and a minimum 10' setback between the right-of-way of Eckel Junction Road and the parking lot.
2. The number of parking spaces for this use is non-compliant because the site plan indicates that there is only "unmarked parking" available on site. To be code compliant the parking spaces should be at least 10' x 20' in size and should be positioned on an impervious and dustless surface (not including road grindings or gravel). The code requires minimum parking spaces in accordance with the following formula:  
5 parking spaces plus 1 for every employee in the largest working shift or 5 plus 1 for every 1,700 SF of usable floor area, whichever is the greater. Space on site shall also be provided for all construction workers during periods of construction.
3. The existing parking area is listed as "stone and asphalt" and the proposed area is indicated to be asphalt road grindings. Parking surfaces other than concrete, paved asphalt or pavers are not permitted by code.
4. The site and the parking lot does not currently feature any significant landscape that would count towards the parking lot landscape percentage requirement of 6% with the exception of the proposed landscaped area along Eckel Junction Road that is shown to include a 4' mound with evergreen trees for visual screening. Additionally, there are no landscape islands on site.
5. As indicated above, the parking lot does not feature the required setback from the side property lines and therefore the required landscape strip does not exist.
6. The parking lot also does not provide for the required 10' setback from the R/W so the required landscape in this area also does not exist.
7. Parking lots are required to provide landscape islands at a ratio of 1 for each 10 parking spaces. There are no designated parking spaces shown, nor any landscape islands shown in or around possible parking areas.
8. This existing site is legal non-conforming in terms of its accessory building placement by having an accessory building located in the side yard rather than exclusively in the rear yard. While this is not a concern of the current application it is important to note that this building could not be rebuilt in its current location without approval from the Board of Zoning Appeals.
9. The current combined size of the accessory buildings on site is 36,886.28 SF. The code allows for up to 5% of the site to be covered with accessory buildings by right and up to 8% with the approval of the Board of Zoning Appeals. 5% of the site would be 20,081.16 SF, 8% would be 32,129.86 SF.

10. If the preliminary plan is approved or approved and modified the applicant will be permitted to submit a request for final site plan review at a future meeting. After the approval of a final site plan, construction plans can be submitted to the city for review, approval and permitting.

**Preliminary Site Plan Checklist**  
**13100 Eckel Junction**

| Land Use                   |                                                | Permitted        | Special Approval     | Not Permitted         |
|----------------------------|------------------------------------------------|------------------|----------------------|-----------------------|
| 1225.08                    | Land Use Type                                  | x                |                      |                       |
| <b>Dimensional</b>         |                                                | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1230                       | Front Setback 60'                              | x                |                      |                       |
| 1230                       | Side Setback 25' each                          | x                |                      |                       |
| 1230                       | Rear Setback 40'                               | x                |                      |                       |
| 1230                       | Lot Coverage 60%                               | x                |                      |                       |
| 1230                       | Height 45' max                                 | x                |                      |                       |
| 1230.03(a)                 | Height Variance from BZA                       |                  |                      | x                     |
| 1230.03(b)                 | Features above max height (exemptions)         |                  |                      | x                     |
| <b>Parking</b>             |                                                | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 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(f)                 | Location of Driveways                          | x                |                      |                       |
| 1250.06(a)(7)              | Parking Lot Surface Material                   |                  | x                    |                       |
| 1250.06(b)                 | Parking Space Sizes                            |                  | x                    |                       |
| <b>Landscape</b>           |                                                | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 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(d)                 | Landscape island = 1 per ea. 10 parking spaces |                  | x                    |                       |
| 1250.20                    | 10' landscape strip between R/W and parking    |                  | x                    |                       |
| <b>Drives &amp; Access</b> |                                                | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1250.51(a)                 | Driveway access onto public or private street  | x                |                      |                       |
| 1250.51(a)(2)              | Drives enter perpendicular                     | x                |                      |                       |
| 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                |                      |                       |
| <b>Sidewalks</b>           |                                                | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 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                     |
| <b>Dumpster</b>            |                                                | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 1250.57                    | Waste Receptacle - Location                    |                  |                      | x                     |
| 1250.57                    | Waste Receptacles to be consolidated           |                  |                      | x                     |
| <b>Acc. Buildings</b>      |                                                | <b>Compliant</b> | <b>Non-Compliant</b> | <b>Not Applicable</b> |
| 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(f)    | Accessory Building – Size Limit (5% of lot size)     | x         |               |                |
| Miscellaneous |                                                      | Compliant | Non-Compliant | Not Applicable |
| 1260.15(a)(1) | Plan doesn't impeded normal development              | x         |               |                |
| 1260.15(a)(5) | Emergency vehicle access to structures               | x         |               |                |

### Background:

This property is now also owned by Tri-State Forest Products (as of 5-1-2017) for the sale and storage of building materials (a permitted use). This business has been in existence next door at 13010 Eckel Junction Road for many years and has recently expanded to the west onto this property. Similar to the neighboring property this property has enjoyed legal non-conforming site plan status as a result of being annexed into the City of Perrysburg from Perrysburg Township.

### Notes:

1. The parking lot on this property does not currently have the proper setback from the R/W line of Eckel Junction Road. The code requires a minimum setback of 10' to allow for turf and other landscape. While not part of this specific request it is also important to mention that this property as well as the one to the east both have non-conforming barbed wire chain-link fences located in the front yard.
2. The square footage of this particular building (38,800 SF) requires a minimum of 23 parking spaces which according to the provided site there is more than sufficient space to meet this.
3. Currently this site's drives and parking areas are a mixture of stone and asphalt. The code speaks to having parking lots and driveways constructed of impervious and dustless surfaces so stone would be non-compliant. Areas in yellow on the included site plan also show a proposed increase in stone area.
4. Although there are currently more parking spaces than are necessary, the existing spaces don't meet the 10' x 20' standard size. Increasing the size of the existing spaces would somewhat reduce the overall quantity on site.
5. The parking lot does not currently feature any landscape within it. There is a small area of landscape identified as "grass" near the southeast corner of the building. Parking lot landscaping is typically achieved through landscape islands, perimeter landscape with hedges and shade trees.
6. This site does have the available area for a 5' landscape strip between property lines but does not currently have landscaping within this area.
7. A landscape island is to be provided for each 10 parking spaces on site. The minimum parking count is 23 so at least 3 landscape islands would be required per code.

8. The asphalt area between the building and the Eckel Junction Road R/W extends continuously from the building to the property line so the required 10' landscaped setback is not present.
9. If the preliminary plan is approved or approved and modified the applicant will be permitted to submit a request for final site plan review at a future meeting. After the approval of a final site plan, construction plans can be submitted to the city for review, approval and permitting.

Mr. Walters reviewed the above Staff Report. Doug Smith of Tri-State Forest Products, and Tom Yurysta of Proudfoot Associates, Inc. were present. Mr. Walters gave a brief update of where Tri-State started with their site improvements, and how they plan to improve going forward based on this application. Mr. Smith explained some of the improvements that have been made and those that they plan to make to the site to improve the view and to bring the site into compliance to the code. Mr. Smith added that they will plant Douglas Firs to block the view from Eckel Junction, patch and resurface the black top in the front, as well as re-aligning and adding parking. He stated that they will maintain the current trees and clean up the street-view of the site. There was further discussion about the parking lot, and new parking spaces. Mr. Walters added that Mr. Pickerel was recommending that the six parking spots be pulled back and aligned with the handicap parking spots. Mr. Yurysta stated that they can pull the parking spots back. Mayor Mackin asked if the front chain-link fence that runs along Eckel Junction will be taken down, and Mr. Smith added that it needs to remain in place for security and insurance purposes. Mayor Mackin also added the resident's concerns from the previous meeting, and encouraged Tri-State to continue to work together to address those concerns. Mr. Wellstein added that he walked the rear property line and that he could not tell a difference from what was there previously, and compared to what is currently there. There was further discussion about the fence along the railroad tracks side. Mr. Wellstein added his concerns that the front fencing needs updated (painted or repaired) in order to be uniform across the site. Mr. Walters added that he walked the property today, and that the slats in the fence are not worth spending the money on, as it is not necessary.

The Commission then reviewed each of the nine notes item by item for the property located at 13100 Eckel Junction Road.

Note # 1 – The Commission agreed to grant the setback relief.

Note # 2 – The Commission added that the parking spaces were sufficient.

Note # 3 – The Commission determined that the parking areas will solely be asphalt.

Note # 4 – Mr. Walters confirmed that is now a non-issue as the size of the parking spaces has been revised to meet the code.

Note # 5 – The Commission discussed the four small areas of landscaping that are identified as the locations of the Norway Spruce trees. Mr. Wellstein added that the issue with the landscape islands is due to the large trucks that will be driving in and out of the site. Mr. Smith noted that he wants the front to be the designated parking area, and the rear of the property to be utilized as where the loading and unloading happens.

Note # 6 – Mr. Walters stated that this note is referring to the far east property between Tri-State and Johnstone Machinery Movers Inc. which is acting as screening. He added that Johnstone had previously stated a screening preference of some type, rather than nothing at all.

Note # 7 – Mr. Carry suggested that Tri-State create one full landscape island, rather than the three islands that are required by code. Mr. Walters added his thoughts that it may be more beneficial to have the islands four feet away from rows of four feet deep which would then allow for a linear area of hedge along Eckel Junction to clean that area up. There was further discussion about addressing these concerns with the final site plan review.

Note # 8 – Addressed with Note # 7.

Note # 9 – The Commission confirmed the next steps of the process for the site located at 13100 Eckel Junction Road.

The Commission then reviewed each of the ten notes item by item for the property located at 13010 Eckel Junction Road.

Note # 1 – The Commission agreed to permit the setback relief.

Note # 2 – Mr. Carry confirmed that is now a non-issue as the size of the parking spaces has been revised to meet the code. It was determined that on site there are a total of 15 – 18 people working total, and therefore the noted parking spaces exceeds the formula.

Note # 3 – The Commission agreed that this is a non-issue.

Note # 4 – The Commission previously addressed the landscaping along Eckel Junction with the berm and trees. Mr. Carry asked about the granite being used, and Mr. Smith stated that he is referring to the decorative stones being used at the entrance. It was determined that stone and asphalt were sufficient for the operational side of the site.

Note # 5 – The Commission granted relief, as the screening is being met along Eckel Junction. There were no further concerns from the Commission.

Note # 6 – No discussion.

Note # 7 – Mr. Carry asked if the intent is to tear down the currently vacant office space, and Mr. Smith confirmed that plan. Mr. Smith added that the vacant office space currently utilizes 7,240 square feet of surface area.

Note # 8 – No discussion.

Note # 9 – Mr. Walters added that this site is currently legal non-conforming, and that if a new structure were to be added that approval would have to be granted from the Board of Zoning Appeals.

Note # 10 – No discussion.

Mr. Carry moved to grant conditional approval based upon the comments and statements given throughout this application for the Preliminary Site Plan for Tri-State Forest Products located at 13100 and 13010 Eckel Junction Road. Seconded by Mr. Hudson. Ayes: (7). Nays: (0).

There being no further business, the meeting adjourned at 7:54 p.m.

Respectfully submitted,

Heather Alfaro