

PLANNING COMMISSION MEETING

JUNE 27, 2019

The meeting was called to order at 7:00 p.m. by Chairman Craig Pickerel. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Gilda Mitchell, Craig Pickerel, and John Stout. (6). John Wellstein was absent (1). Also present were Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Bade commented that in the minutes of the May 30, 2019 meeting, on page eleven that it should also read, "Mr. Bade questioned the Code as a blanket setback variance that he had never seen before. Mayor Mackin commented that he would look into that and advise." Mr. Bade moved to approve the minutes of the May 30, 2019 meeting as amended. Seconded by Mayor Mackin. Ayes: Bade, Mackin, Pickerel, and Stout (4). Nays: (0). Abstain: Lorenz and Mitchell (2).

ADMINISTRATOR'S REPORT

No Report.

Final Site Plan Amendment Yark Automotive Group 26997 N. Dixie Highway

In an effort to efficiently provide you information for the recent Site Plan Amendment for Yark Automotive Group I have complied the attached documents for your review. Included in this memo you will find:

1. The original approved Site Plan (April 28, 2019)
2. The new proposed Site Plan (current revision 6-3-2019)

The dashed line on the Site Plan indicates the areas of proposed changes to the buildings and parking lot. Those changes include:

1. The primary building's drive-up service area has increased by approximately 14.66' and shift this corner of the building by approximately 7.5'
2. The southwest corner and west side of the primary build are increasing in size by approximately 1,292 SF.
3. The addition of 6 parking spaces along the south side of the primary structure.
4. The widening of the accessory structure by 9.75'.
5. The addition of 4 parking spaces on the east side of the accessory structure.

The plan also shows what appears to be a stone walk way leading from the public sidewalk walk to the parking/display area. This does not meet the requirement set forth in Chapter 1250.56 that would require sidewalks (that meet federal requirements) to connect the public sidewalk to the front entrance.

After reviewing all of the details of the proposed project and the proposed changes it is my recommendation to approve the proposed site plan amendment with the following condition:

1. The addition of sidewalk that would meet federal, state, and local requirements for accessibility by persons with a physical disabilities to connect the public sidewalk to the front entrance of the building.

Mr. Easterling reviewed the above Staff Report. Jerry Parker was present on behalf of the Yark Automotive Group, and added that this amendment is minor changes and configurations to make the building more functional. He added that the sidewalk issue is known, and it was suggested that they differentiate the material compared to the parking lot. Mr. Parker mentioned that there are no sidewalks at the other dealers. Mr. Bade noted that there was a prior conversation related to the sidewalk, and he added that he would like the sidewalk to be wider. Mayor Mackin questioned the material of the stone sidewalk and added that the stone is not effective, and Mr. Easterling noted the practicality, and ADA compliance. Mr. Walters clarified that comments that had been received during the construction review process related to the corridor traffic safety plan are not a condition of approval to the current amendment before the Commission today. Mr. Walters added that he wanted to make it clear that there is an expectation for future development of Findlay Street to continue to the west. Mr. Parker confirmed that he understands the expectation of the future development of the property. Mr. Bade asked for clarification on the extension of Findlay Street, and Mr. Walters added that Findlay Street at the new light will be connected to the stub-street to the west of the property, labeled Findlay Street.

Mr. Bade moved to grant conditional approval as recommended that the public sidewalk meet ADA and City compliance for the Final Site Plan Amendment for the Yark Automotive Group at 26997 N. Dixie Highway. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

***Preliminary & Final Site Plan & Special Approval Use
Third Street Market
Third Street (between Walnut St. and the alley)***

APPLICANT/OWNER/DEVELOPER

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REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.11 – Final Site Plan Review
Chapter 1250 – Site Design Standards
Chapter 1235.04(mm) – Special Approval Use – Restaurant; Outdoor Cafe

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the north side of Third Street between Walnut Street and the alley to the east. The overall project area is approximately 33,153 SF in size (approx. 0.76 acres) and is zoned "C2" Central Business.

Parcels: Q61-000-901213015000, Q61-000-901213016000, Q61-000-901213017000, Q61-000-901218000, Q61-000-901219000 and Q61-000-9012120000.

BACKGROUND

This property has been used by several tenants over the years. Immediately prior to the sale of this property tenants included; Perrysburg Collision, a barber shop, an office furniture supplier, office uses and warehousing. The property recently sold in January 2019 to the new owner that is now planning to update and improve the existing structure to accommodate an array of more traditional downtown retail establishments such as a brewery, a coffee shop, restaurant, offices, etc.

ANALYSIS

Preliminary Site Plan

- **Zoning:** C2 – Central Business
- **Setbacks:** Central Business zoning does not have any setback requirements due to the uniqueness of many of the properties in the downtown area. Building footprints can extend up to the property line and the only dimensional limitation is a 35' height maximum.

- **Adjacent Zoning/Uses:**
North – C2 (Central Business)
East – C2 (Central Business)
South – C2 (Central Business)
West – INS (Institutional)
- **Land Use(s):** Several of the proposed uses within the new development are food service related. In an effort provide maximum flexibility for all tenant spaces the applicant is requesting a Special Approval Use to allow the users of these spaces to offer “outdoor café” services to various patios, outdoor seating areas and common spaces.
- **Site Layout:** The overall site layout is planned to stay mostly as is currently exists with the exception of a few overhangs, patios and roof extensions that will provide better usable space for the existing footprint.
- **Roads and Access:** The existing development is served by two roadways; West Third Street and Walnut Street. In addition, the southern extension of the Burlingwood alley runs along the east side of the building and a small east-west alley runs along the north end of the building.
- **Parking:** Projects located within C2 zoning districts do not require on-site parking facilities. Parking for this use will likely occur within existing public parking areas along Third Street, in the public parking lot to the east or in the expanded parking area along Second Street.
- **Sidewalks:** Public sidewalks are shown across all frontages of the property (Walnut Street and Third Street) and also features both stairs and a switchback ramp for access to the buildings that have finished floors above street level.
- **General Engineering:** The majority of the work associated with this development is either interior renovation or exterior building materials, however, there is some additional exterior work such as the raised patios, ramps and courtyard area that may require review by the city due to the location of some utility services. The applicant should expect at a minimum to have an in person pre-construction meeting with applicable departments heads of the city to ensure there are no conflicts with city utilities and pedestrian access and to coordinate any needed road closures that may be needed. If it is determined that additional utility taps of any kind are needed the applicant will be required to submit site/civil plans to the city for official review and comment.

Final Site Plan

- **Building Elevations:** Despite this buildings proximity to the designated Historic District, the building has never been a part of the district and therefore not

subject to the review and approval of the Historic Landmarks Commission. The applicant has provided both a rendering of the proposed building(s) as well as building elevations for each side of the building. Per the site plan the exterior materials of the building include the use of glass (21.2%), wood (14.3%), CMU (27.9%), brick (13.2%) and EIFS (15.2). The use and arrangement of these materials is within the allowable percentages and per the rendering will create an attractive building with unique and individual storefront spaces.

- **Parking:** No onsite parking is required.
- **Landscape Islands:** No parking lot required.
- **Parking Lot Landscape:** No parking lot required.
- **Street Tree Plan:** The city's street tree commission will determine the feasibility, species and location of any street trees for this project. Due to the limited right-of-way along Third Street it is not expected that any street trees will be able to be installed along this frontage. The approximate 85' along Walnut Street should be able to accommodate street trees and this plan will be determined by the city's street tree commission at an upcoming meeting. The creation of a street tree plan by the city is required prior to the issuance of a zoning permit.
- **Site Landscaping:** Site landscaping is not required.
- **Trash Receptacles:** The site plan does not indicate any outdoor trash facilities for this project. Any future need for exterior trash facilities will require review and compliance with the requirements of Chapter 1250.57. Trash collection at this location will be performed by a private trash collection company.
- **Site Lighting:** A site lighting plan has not been submitted as part of this application. Based on the absence of a lighting plan it is anticipated that buildings will only be illuminated with store front, wall pack or recessed lighting and that no spot lights or light poles will be used.

Special Approval Use

Special Approval Uses generally require that two sets of criteria be met in order to grant approval. The first set of criteria is the "general conditions" of Ch. 1235.02(d) and the second set are the "specific conditions" of Ch. 1235.04(ff) "Private Outdoor Recreation Areas and Recreation Centers". If the Planning Commission determines that "Community Recreation" is a more appropriate use category then a Special Approval Use can be considered per the following requirements:

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.

Specific Requirements

Ch. 1235.04(mm) Restaurant: Outdoor Cafe:

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.

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.
7. Furnishings of an outdoor café shall consist solely of readily removable awnings, covers, canopies, railings, tables, chairs, planters containing plants and accessories. Furnishings may not be attached, even in a temporary manner, to the sidewalk or other public property except that canopies, awnings, umbrellas, covers and railings, if specifically approved by the City, may be secured by means of flush-mounted anchors or other method.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed all of the provided information and is recommending approval of the Preliminary Site Plan, the Final Site Plan and the Special Approval Use as submitted in this report.

Mr. Walters reviewed the above Staff Report, and added that he would answer project based questions to the best of his ability on behalf of the developer. Mr. Lorenz asked if the roof extensions and overhangs will be similar to those in the surrounding area, and Mr. Walters noted that they are structural overhangs that are more permanent. There was a brief discussion about signage. Mr. Walters confirmed that this property is not within the Historic District. Mr. Pickerel questioned the City's plans to evaluate the increased parking to service this new business use, and Mr. Walters added that there is a possibility to expand Phase 2 of the Second Street Parking and Reorientation to provide additional parking. Shelley Provenza, 215 Walnut Street, stated that her backyard backs up to the back of the building, and that she's interested in those plans. Mr. Walters referenced the building elevations for Ms. Provenza. Ray, Ray's Service Center & Towing, added his concerns that parking will be a problem.

Mr. Bade moved to approve the Preliminary Site Plan, the Final Site Plan, and the Special Approval Use for Redevelopers, Ltd. Third Street Market. Seconded by Mr. Lorenz. Ayes: (6). Nays: (0).

Final Site Plan Amendment Mercy Health Phase IV 12621 Eckel Junction Road

In an effort to efficiently provide you information for the recent site plan amendment for Mercy Health (Phase IV) I have complied the attached documents for your review. Included in this memo you will find:

3. The original approved Site Plan (8-11-2017)
4. The new proposed Site Plan (current revision 5-21-2019)
5. Exterior Elevation Plan (Z-201-P)

The red box displayed on the site color coded site plan indicates the area of proposed changes to the building. Those changes include:

6. A brick addition (56.25'x33.75') in the rear on the building.

After reviewing all of the details of the proposed project and the proposed changes it is my recommendation to approve the proposed site plan amendment as submitted.

Mr. Easterling reviewed the above Staff Report. Troy Barman, Lewandowski Engineers, was present on behalf of Mercy. Mr. Bade asked about the purpose of the addition, and Mr. Barman confirmed that it will house additional exam rooms. Mr. Easterling noted that the site plan identified the addition as CT scan rooms.

Mr. Bade moved to approve the Site Plan Amendment for Mercy Health at 12621 Eckel Junction Road as submitted. Seconded by Mayor Mackin. Ayes: Bade, Lorenz, Mackin, Mitchell, and Pickerel (5). Nays: (0). Abstain: Stout (1).

***Preliminary, Final Site Plan, & Special Approval Use
First United Methodist Church
200 W. Second Street***

APPLICANT

Jake Miley
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mileyj@midwestchurch.com

M E Church Board of Trustees
200 W. Second Street
419-874-1911

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1250 – Site Design Standards
Chapter 1225.08 – Land Use Table – “Club, Lodges, Fraternal and Civic Assembly”
Chapter 1235.04(yy) – Institutional Uses

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 200 W. Second Street, on the southwest corner of Second Street and Walnut Street. The property is zoned INS (Institutional) and is currently operated as the Perrysburg First United Methodist Church. This nearby zoning includes:

North – R4 (Single Family Residential)
East – C2 (Central Business) Ameritech Building
South – INS (Institutional) Parking Lot and Perrysburg Municipal Court
West – R3 (Single Family Residential)

ANALYSIS

Land Use – The current use of the property has been reviewed and determined to be “Club, Lodges, Fraternal and Civic Assembly” and therefore requires that a Special Approval Use be granted in addition to site plan approval.

Dimensional Standards – The INS zoning district requires the following building setbacks:

Front Yard: 50'

Side Yard (Each): 50'

Rear Yard: 50'

Lot Coverage: 60% max

Min. Landscape coverage: 10%

Max Height: 45'

The proposed building addition is shown to be at a setback of approximately 6' from the property line along Walnut Street and 27' from the property line along W. Second Street. Vertical structures including raised patios are required to comply with building setback requirements unless relief is granted by the Board of Zoning Appeals. The existing and proposed building coverage was not clear per the calculations that were provided. The existing building and proposed patio are at a minimum beginning to near the 60% lot coverage.

Building Materials – The applicant's existing building is entirely brick and stone. The proposed raised patio addition is also proposed to be made of brick and stone/cast concrete. The side of the patio along the Walnut Street side also features decorative metal arches that are used to mimic the existing window design and likely to assist with the scale of the space. All of the materials are consistent with the zoning code and have been approved by the Historic Landmarks Commission for this specific project.

Access – The proposed work does not affect the overall access to the site. The addition will however provide ramps to assist with grade changes for individuals with mobility limitations.

Parking – The proposed work is not likely to increase the parking demand associated with the existing church. The church currently utilizes 21 public parking spaces along Walnut Street and a parking lot to the south that can accommodate 39 vehicles. Additional public parking is also available on the opposite side of Walnut Street and in the City's court parking lot. For church and temples, the code generally requires one parking space for each 3 seats in the main unit of worship. The exact square footage of the worship area could not be determined from the plans.

Parking Landscaping – Not applicable. The parking facilities owned by the church are on a separate parcel which is unaffected by this request.

Site Landscaping – INS zoning requires a minimum landscape percentage of 10% of the site. There is some existing landscape on site that will be combined with some new landscape to meet and exceed the requirement. Based on the calculations that have been provided a minimum of 869 SF of landscape is necessary. The plan as submitted provides for 2,197 SF of landscape.

Street Trees – There are existing street trees located along Second Street and Walnut Street. The street tree committee will review the current trees to determine if any additional trees will be required in these areas.

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 for 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 – New lighting is being proposed on the raised patio. Five 6” recessed gimbal can lights are being proposed. These lights would be embedded in the patio concrete and would project upward along the face of the building. A lighting detail sheet is included with this report. The style and location of lighting is not anticipated to cause any glare or spillage outside of the property. Additionally, the renderings indicate the use of café/string lights over the patio area.

Sidewalks – Sidewalks are currently present along both street frontage of this site so no additional work is required.

Waste Receptacles – No exterior trash receptacle on-site.

Special Approval Use

GENERAL

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.

SPECIFIC

Ch.1235.04(yy) – Institutional Uses

The Special Approval Use is intended to promote the design and development that is built to human scale, encourage attractive street fronts and accommodate pedestrians while

also accommodating vehicular movement. It is desirable that there be a base level of quality architecture of scale, color and material that will allow a project to blend into its setting and build upon the existing aesthetic identity of an area. Building shapes can be articulated to provide a sense of human scale at the ground level that is inviting to the public through the application of horizontal and vertical patterns expressed by architectural features such as cornices, columns, windows, doors or variations in massing.

Review and approval is intended to permit flexibility in site development and in the design and arrangement of buildings. In addition, it is intended to protect the integrity of adjacent neighborhoods while creating efficient, functional and attractive areas that incorporate a high level of amenities and meet public objectives for protection and preservation of Perrysburg's neighborhoods. The provisions are intended to ensure appropriate uses and structure within institutional areas and between institutional areas and areas adjacent to them. The provisions are specifically intended to:

- maintain the integrity of existing residential neighborhoods and protect such areas from the adverse land use impacts sometimes associated with institutional uses;
- ensure safe and adequate pedestrian and vehicular movements;
- offer predictability for institutions as they contemplate expansion and improvement efforts; and
- offer a predictable framework for the City in its efforts to make sound public investment decisions.

1. It is consistent with adopted plans of the City and the stated purposes of this Zoning Code.
2. Complies with all applicable standards of this Zoning Code.
3. Will not result in significant adverse impacts to other property in the vicinity of the subject property or to the natural environment.
4. Any differences in appearance or scale from the surrounding area will be mitigated through setbacks, screening, landscaping or other design features.
5. Has adequate mitigation measures for any other identified adverse impacts.
6. Uses shall be subject to site plan review to assure compatibility with surrounding areas.
7. An such use shall be so located and developed so as not to create a nuisance to abutting property, and so as to be neither injurious to the surrounding neighborhoods nor contrary to the spirit and purpose of this Zoning Code.

8. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to other buildings on the same development site.
9. Lighting of outdoor activities shall be shielded from adjacent residential areas.
10. No building or outdoor storage area shall be closer than fifty (50) feet to any property or street right-of-way line.
11. Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.
12. Will not have significant adverse impacts on the livability of nearby residential property due to: noise, glare from lights, late-night operations, odors, litter, privacy, traffic and other safety issues.
13. After review, the Planning Commission shall make a recommendation to the City Council. City Council shall hold a public hearing with respect to the proposed use, in accordance with the same procedures as provided for in Chapter 1285, shall review and decide whether or not the use will be permitted in accordance with the criteria of this Zoning Code and the procedures of Chapter 1285. City Council may require an agreement between the City and the applicant in order to guarantee specified improvements and City Council may impose fees and/or require escrows related to the project.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Preliminary and Final Site Plan for Perrysburg First United Methodist Church located at 200 W. Second Street with the following condition(s):

1. Setback relief be applied for and granted by the Board of Zoning Appeals for the encroachment into the front yard setback along both Walnut Street and W. Second Street.

Additionally, it is recommended that a public hearing be set before City Council on July 30, 2019 at 6:15 p.m.

Mr. Walters reviewed the above Staff Report. Jake Miley, Midwest Church Design & Construction was present on behalf of First United Methodist Church. He added that the intent of the patio addition is to add to the level of activity for the use of the church and community. Mr. Miley said that this addition will lower the existing patio by two steps. Mayor Mackin confirmed that the neighbors were notified. Mr. Bade thanked Mr. Miley for the complete submission. Mr. Lorenz confirmed that the Board of Zoning Appeals (BZA) will review the setback relief prior to City Council's final vote. Mr. Miley asked about the relief needed from the Board of Zoning Appeals, and Mr. Walters added that they will review the minimum building setbacks. Mr. Walters confirmed that there would need to

be at least one variance granted of the reduction of the current setback along Walnut Street.

Mayor Mackin moved to grant conditional approval as recommended that setback relief be applied for and granted by the Board of Zoning Appeals for the encroachment into the front yard setback for the Preliminary Site Plan, Final Site Plan, and Special Approval Use for First United Methodist Church at 200 W. Second Street, and that a Public Hearing be set for July 30, 2019 at 6:15 P.M. Seconded by Mr. Lorenz. Ayes: (6). Nays: (0).

***Preliminary & Final Site Plan
Harbor Town Townhomes
7126 Lighthouse Way***

APPLICANT

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Greg Feller
FellerFinch & Associates, LLC.
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Maumee, OH 43537

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

The property is located on the south side of Lighthouse Way, directly between the Horseshoe Bend Subdivision and the Harbor Town Planned Business Park. The area is approximately 10.34 acres in size and is currently zoned RM multiple family residential.

Adjacent zoning:

1. North: PBP (Harbor Town Planned Business Park)
2. East: PBP (Harbor Town Planned Business Park)
3. South: PBP (Harbor Town Planned Business Park)
4. West: R-3 (Single Family Residential) and R5 (Two Family Residential)

ANALYSIS

Land Use – The proposed use has been reviewed and determined to be “Multiple Family Dwelling.” This use is permitted in the RM zoning district.

Dimensional Standards - The proposed site plan shows a series of 7 attached buildings comprised of 54 total units that total approximately 61,699 SF. The setbacks that will apply to this project site are as follows:

Front Yard – 25’
Rear Yard – 30’
Side Yard (min) – 15’
Side Yard (total) – 30’
Max Height – 45’

The proposed site also meets the requirements for minimum dwelling size (600 SF) and lot area (3 acres).

Access – The property would be accessed through a curb cut onto Lighthouse Way. The approach is measured at approximately 87’ wide. The maximum approach allowed would be 35’ unless the applicant can provide details to the types of vehicles that are accessing the property and those details show a need for a larger approach. The required sidewalk is not shown through the approach per Chapter 1250.51(a).

Building Materials – The rooflines for each of the buildings are shown at greater than 100 linear feet without recesses or projections.

Parking – Based on a calculation in Chapter 1250.03(a)(b). The code requires two (2) spaces for each dwelling having three (3) or less bedrooms. This requirement is being met as the minimum driveway space shown is 16’x22’, and there is an additional parking space in the attached garage on each unit.

Landscape Islands – Not required as each unit has individual driveways.

Parking Lot Landscape – Not required as each unit has individual driveways.

Site Landscape – The overall site is required to provide at least eight percent of its area as intentional landscape. Turf grass is not considered intentional landscape. The landscaping plan that was provided shows a total of 35 maple and birch trees throughout the property. There is additional landscaping outside of the parcel to the north and the east that would not count toward the eight percent. On the plan there is no indication of a numerical amount of landscaping that is provided. The site is shown at 10.34 acres (450,410.4SF) which would equate to 36,033 SF (8%) to meet the minimum requirement. It is important to note that this 8% requirement cannot include the street trees in the calculation.

Street Trees – A street tree plan will be created for this property by the City’s Street Tree Commission. The quantity of trees is determined by taking the frontage of the parcel, subtracting 35’ (allowable driveway width) and dividing that length by 40’ (the average spacing of street trees).

Site = approximately 249’ frontage – 35’ driveway = 79’ divided by 40’ = 5 street trees
(\$475 each)

The Street Tree Commission will select the species and placement of these trees. 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 – A full review of signage will be conducted by the Planning and Zoning Division prior to the issuance of permits. The current sign code allows for variances to address height restrictions as well as size restrictions but no allowance for increasing the quantity of signs is available.

Lighting – Although no lighting plan was provided and the project is outside of Harbor Town Planned Business Park, Harbor Town has specific lightening that does meet the minimum requirements and would provide a Harbor Town feel to the complex.

Sidewalks – Public sidewalks are shown at 5’ and across the frontage but not through the approach.

Waste Receptacles – No waste receptacles are shown.

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 any zoning permit.

Other Considerations:

On the west side of the property a 50’ easement is shown with the concrete patios for each of eighteen units on this side of the property crossing into the easement. Each of these patios are required to be outside of the 50’ easement.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends approval of the preliminary and final site plans with the following conditions:

1. A landscape plan be resubmitted to the Planning and Zoning office for administrative review that shows the minimum 8% required, or come to an agreement with a minimum percentage with the Planning Commission and resubmit the new landscape plan for administrative review.
2. Provide details on waste removal. If dumpsters are going to be placed on site, provide dumpster enclosure details for on site plan for administrative review.

3. Shorten the concrete patios to be outside of the easement.
4. Install sidewalk through the approach.
5. Provide revised elevations for administrative review for each building that would show recesses and/or projections to break up rooflines in excess of 100 linear feet.
6. Provide street light details for administrative review.
7. Reduce the size of the approach to a maximum of 35' or provide details for vehicles accessing the property to would show the need for an approach larger than 35'.

Mr. Easterling reviewed the above Staff Report. Matt Gruber, Ridgestone Builders, and Don Feller, Feller Finch, were present. Mr. Feller added that in general they agree with the staff recommendation, and that there are just a couple concerns that they have. He asked about breaking up the roof line, and Mr. Walters confirmed that it refers to the front and back roof line. Mr. Feller asked if the sidewalk through the approach could be waived, and requested a reduced landscaping requirement due to the ditch and large drainage easement to the south and west sides. Mr. Bade noted that the concrete sidewalk through the asphalt approach is a Code requirement, and added that the eight (8) percent landscape requirement is also per Code. Mr. Gruber asked if there was a variance to plant within the easement, and Mr. Walters noted that the easement appears to be a swale for drainage, and as such landscaping should not be planted. There was further discussion about the developers intentions in the rear yards, and Mr. Walters noted that the Planning Commission may consider to exclude the square footage of the lot that is encumbered by the easement. There was further discussion about the design of the development and meeting the landscaping requirement. Mr. Pickerel agreed that the concrete sidewalk does need to continue through the asphalt driveway, and that the landscape requirement should be met. Mr. Bade stated that he wants to be consistent across the board development wise.

Mr. Bade moved to grant conditional approval as recommended in the report by the Deputy Planning and Zoning Administrator for the Preliminary and Final Site Plan for Harbor Town Townhomes at 7126 Lighthouse Way. Seconded by Mr. Pickerel. Ayes: Bade, Mitchell, Pickerel, and Stout (4). Nays: Lorenz and Mackin (2).

***Final Site Plan Amendment
Rotary Community Park Masterplan
26350 Fort Meigs Road***

In an effort to efficiently provide you information for the proposed Site Plan Amendment to the Rotary Community Park Masterplan I have compiled the attached documents for your review. Included with this memo you will find:

1. The original staff report for the current masterplan submitted and reviewed at the September 25, 2008 meeting of the Perrysburg Planning Commission.
2. The original masterplan/site plan for the park (2008).
3. A newly updated masterplan showing the current arrangement of features on site as well as a proposed park pavilion featuring restroom facilities (dated 5-19-19).

Rotary Community Park has been in design since at least 2008. Over time and as the needs of the community have changed different features and amenities have been added or changed inside the park. Due to the somewhat open-ended and undocumented changes to the park since this time Rotary Community Park looks and functions slightly different today than was envisioned at its inception. The newest request for a masterplan/site plan amendment reflects the changes that have been made since 2008 and also provides a revised plan for how the remainder of the park will develop into the future. The most notable changes include the quantity of parking spaces, the addition of more tennis courts and the development of the open spaces for athletic fields. This most recent amendment is being sought to update the current park by providing a pavilion and restroom as well as an area the northeast of the existing tennis courts for an additional athletic field. This project previously received a Special Approval Use (SAU) in early 2009 and due to the proposed changes the new plan must be reviewed for compliance with the requirements of the relevant Special Approval Use criteria per Ch. 1235.04(cc) – Parks, Parkways and Non-Commercial Recreational Facilities.

Due to the extent of development that has already occurred within this park it is not necessary to conduct a full review of the site features at this time. The only two aspects of both the current and proposed site plan is that the parking lot is non-compliant (landscape island spacing & quantity), the sidewalk does not currently run through the apron of the driveway and several of the athletic fields do not meet the minimum setback of 100' from property lines nor 200' from residential structures. Aside from these three deficiencies the site is otherwise in compliance. In order to facilitate the new request for Special Approval Use, I have provided the requirements below:

(cc) Parks, Parkways and Non-Commercial Recreational Facilities:

1. Parks, parkways and recreation facilities shall be subject to site plan review to assure compatibility with residential areas.
2. Any such use shall be so located and developed so as not to create a nuisance to abutting property, and so as to be neither injurious to the surrounding neighborhood nor contrary to the spirit and purpose of this Zoning Code.
3. The development of parks, parkways or recreational facilities on waterfront sites shall be so developed as not to create visual barriers to other residential waterfront property or in any way restrict the use of residential waterfront property.
4. Any use of land created by filling of water areas for parks and/or recreational use shall only be allowed upon the issuance of a permit by the City. Such permit shall be issued only if it can be shown that such filling of water areas will not in any way obstruct the view or hinder access to open water or which could in any way create any hazard to health or in any other way diminish the amenity enjoyed by land abutting the water area.
5. No building or outdoor storage area should be closer than fifty (50) feet to any property or street right-of-way line.
6. Facilities shall provide off-street parking and passenger loading areas at least twenty- five (25) feet from residential lot lines.
7. All sports fields shall be a minimum of one hundred (100) feet from any lot line and two hundred (200) feet from any dwelling.
8. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to other buildings on the same development site.
9. Lighting of outdoor activities shall be shielded from adjacent residential areas.
10. After review, the Planning Commission shall make a recommendation to the City Council. City Council shall hold a public hearing with respect to the proposed use, in accordance with the same procedures as provided for in Chapter 1285, shall review and decide whether or not the use will be permitted in accordance with the criteria of this Zoning Code and the procedures of Chapter 1285.

After reviewing all the details of this proposed amendment it is my recommendation to approve the proposed Masterplan/Site Plan Amendment with the following conditions:

1. The proposed athletic field located north of the tennis courts be removed from the masterplan due to not meeting the minimum setback requirement from houses and property lines.
2. A sidewalk be installed through the driveway at the time the next major asphalt work is done to this driveway and parking lot.
3. Parking lot landscaping be increased to meet the landscape requirements of the Code, namely quantity and spacing (1 island per each 10 spaces to create a parking lot with at least 6% of landscape coverage), unless the Planning Commission modifies this requirement.

Additionally, it is recommended that a Public Hearing be set before City Council on July 30, 2019 at 6:20 p.m.

Mr. Walters reviewed the above Staff Report. Jeff Normand, Perrysburg Rotary Club, was present and noted the meeting earlier today between the City and the Rotary Club to discuss park concerns. He added that they have done a lot of fundraising for the pavilion, and that they would like to start construction Fall 2019. Mr. Walters clarified that the City owns the park, and that the Rotary Club has a close partnership with the park. He also noted that the City has the obligation to bring some of the site improvements up to standards with regards to the site landscaping, and the sidewalk through the approach. Mr. Stout noted that the City Administration should look at who is using the land, rather than the park being used by outside parties. Mr. Bade asked about the amendment to the Masterplan, and Mr. Walters acknowledged that the pavilion be accepted as part of the Masterplan.

Mr. Bade moved to grant conditional approval as recommended in the report for the Final Site Plan Amendment to the Rotary Park Masterplan at 26350 Fort Meigs Road, and that a public hearing be set for July 30, 2019 at 6:20 P.M. Seconded by Mr. Stout. Ayes: Bade, Lorenz, Mitchell, Pickerel, and Stout (5). Nays: (0). Abstain: Mackin (1).

***Final Site Plan Amendment
Ohio CAT
13017 Eckel Junction Road***

In an effort to efficiently provide you information for the recent Site Plan Amendment for Ohio CAT I have compiled the attached documents for your review. Included with this memo you will find:

4. The originally approved Site Plan (January 31, 2019)
5. A black and white/red Architectural Site Plan Sheet AS1.1 (issue date 4-2-2019)
6. The new proposed Site Plan (current revision 5-22-2019)
7. Updated building elevations for each side of each building which address all previous design comments from staff and the Planning Commission.

The black and white/red Architectural Site Plan indicates the areas of proposed changes to the buildings. Those changes include:

1. The western building's service bay has increased its width by 20' (10' east and 10' west).
2. The western building's service bay has increased in length by 10' to the south.
3. The eastern building's east side has been squared off by eliminating a stepped corner.

After reviewing all the details of this proposed project and the proposed changes it is my recommendation to approve the proposed Site Plan Amendment as submitted.

Mr. Walters reviewed the above Staff Report. Mark Green, Marous Brothers Construction was present on behalf of the application. Mayor Mackin confirmed that all prior concerns have been addressed. Mr. Pickerel asked if there will be any rooftop units, and Mr. Green noted that they will screen them if the units are present.

Mayor Mackin moved to approve the Final Site Plan Amendment for Ohio CAT at 13017 Eckel Junction Road as submitted. Seconded by Mr. Lorenz. Ayes: (6). Nays: (0).

Other Business

Mr. Bade questioned the blanket five (5) foot setback approval from the Board of Zoning Appeals that was recently granted, and Mr. Easterling stated that he spoke with the Law Director who confirmed that since the development is all under one parcel the blanket setback relief was allowed to be granted. Mr. Bade stated that he wanted to know where it said that in the Code, and Mayor Mackin said that he would follow up with the Law Director for clarification.

There being no further business, the meeting adjourned at 8:22 p.m.

Respectfully submitted,

Heather Alfaro