

PLANNING COMMISSION MEETING

JUNE 27, 2013

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

APPROVAL OF MINUTES FROM THE MAY 30, 2013 MEETING

Mayor Evans moved to approve the minutes of the May 30, 2013 meeting as written. Mr. Hudson seconded and they were unanimously approved.

ADMINISTRATOR'S REPORT

Mr. Walters reviewed the items that he has received for next month's meeting including a Site Plan request for the former Cook's Motor Sales site, a Preliminary Plat for a subdivision west of Fort Meigs between Coe Court and Roachton Road, and a Final Site Plan Amendment for the Owens Illinois Innovation Center.

Preliminary Plat Extension Riverford Plat 6

APPLICANT/OWNER/DEVELOPER

Schroeder Company
Edward J. Schroeder
4668 Talmadge Rd.
Toledo, Ohio 43623

REQUEST

Chapter 1295.06(i) – Preliminary Plats: Tentative Approval Time Limit; Plat Resubmission

Per Chapter 1295.06(i), tentative approval shall be effective for a maximum period of twelve (12) months unless, upon application of the developer, the Planning Commission grants an extension. If the final plat has not been recorded within this time limit, the preliminary plat must again be submitted to the Planning Commission for approval.

PROPERTY LOCATION & DESCRIPTION

The subject property is located on Delaware Drive, south of Eckel Junction Road.

Plat 6 consists of 17 lots, approximately 6.732 acres and is zoned R3 (Single Family Residential) All lots meet or exceed the required square footage.

BACKGROUND

Final Plat 1 was approved while still in Perrysburg Township prior to annexation. Final Plats 2, 3, 4 and 5 were approved per the following:

Plat 2: December 3, 1992

Plat 3: May 25, 1995

Plat 4: June 25, 1998

Plat 5: August 19, 2004

Riverford Preliminary Plat 6 was approved on April 7, 2005 and resubmitted and approved on May 26, 2011 and was renewed on May 24, 2012.

ANALYSIS

Plat 6 is a continuation of the previously approved and platted Riverford Subdivision. This extension would be valid for one (1) year.

The staff reviewed this Plat request on April 21, 2011 and provided the following comments that will be required to be addressed prior to Final Plat approval:

- A 2' buffer lot along with appropriate language (dedicated to the City of Perrysburg upon recording of Final Plat) is required at south end of Delaware Drive.
- Is an easement required for the proposed 15" storm sewer and appurtenances easterly of lot 127?
- Is the EX 24" Storm east of lot 127 crossing the East Ohio Gas Easement within an easement or within a right-of-way?
- At the end of 15" storm east of lot 127, reference is made to a PROPOSED 24" STORM, but leader line is point to a manhole, review and revise as necessary.
- North of lot 111 course distance of 45.54' is at variance with recorded Plat 5, review and revise as necessary.
- At rear of lot 126, verify bearing, appears S 9 degrees 7' 48" W should be S 9 degrees 37' 48" W
- Review and call out all easement and rights-of-way within and adjacent to the proposed plat.
- Call out existing lot numbers in Plat 5 north of proposed plat.
- Provide legend.
- 5' rather than 4' sidewalks shall be provided.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission grant a one-year extension (from May 24, 2013 to May 24, 2014) for Riverford Plat 6.

Mr. Walters reviewed the above report modifying his recommendation to instead recommend that the Preliminary Plat be extended one year until June 27, 2014.

Mr. Carry made a motion to extend the Preliminary Plat of Riverford Plat 6 to June 27, 2014. Mayor Evans seconded and it was unanimously approved.

Amended Preliminary Plat Villages at Canterbury

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

Feller Finch and Associates, Inc.
1683 Woodlands Drive, P.O. Box 68
Maumee, Ohio 43537

REQUEST

Chapter 1295.01 – Preliminary Plat
Chapter 1295.06(i) – Tentative Approval Time Limit: Plat Resubmission

PROPERTY LOCATION & DESCRIPTION

The Villages at Canterbury is a proposed subdivision consisting of 453 lots located at the southeast corner of Roachton Road and Hull Prairie Road. It is bordered to the east by the CSX railroad tracks. The subject property is currently zoned R4 (Single Family Residential) and contains 5 parcels comprising approximately 222.85 acres.

BACKGROUND

On June 3, 2011, the annexation into the City of Perrysburg was completed.

On October 4, 2011, permanent zoning of R4 (Single Family Residential) was approved by City Council.

On June 28, 2012, Planning Commission considered a preliminary plat request for The Villages at Canterbury. During the review, issues related to drainage, right-of-way, easements, and open space were identified and the Planning Commission tabled the issue until these issues could be resolved / further explored.

On July 26, 2012, Planning Commission un-tabled the preliminary plat request for The Villages at Canterbury and was presented with a revised preliminary plat drawing, which addressed the issues from the previous meeting. At this meeting a preliminary plat was approved by the Planning Commission subject to the comments and recommendations included in the report.

Dr. Rich has recently applied for a preliminary plat extension per Chapter 1295.06(i) to renew the approval that was granted on July 26, 2012. As part of the extension submission, a revised preliminary plat was also submitted and found to contain only minor deviations from the approved plan. The Planning and Zoning Administrator has

determined these changes to be “minor” and therefore eligible for consideration as an extension.

ANALYSIS

The City of Perrysburg’s current Comprehensive Plan indicates “Controlled Growth/Traditional Neighborhood Area.”

The subject property is currently vacant and being farmed.

The Code provides for a minimum lot area of 9,500 S.F. for R-4 Zoning. All proposed lots currently meet or exceed the minimum lot size.

The subject property shall be subject to Chapter 1295 – Subdivision Regulations.

When comparing the most recent revised plan to the plans that were approved on July 28, 2012 the following changes were identified;

- **2 new detention ponds along Roachton Road, which generally affect lots 13, 14, 15, 16, 22, 23, 24, 25, 100, 101, and 102.**
- **The addition of an “eye-brow” cul-de-sac at the northeast corner of the development.**
- **The relocation of the eastern most stub street (moved further south).**
- **The curvature of Winfield Manor Road (was previously straight).**
- **A lot was relocated out of the large open space area nearest Hull Prairie Road, making the area more open from Wellington Place Road.**

City Staff has reviewed the revised changes for the Villages at Canterbury and has looked for any code items that may have changed since the original approval and has provided the following comments:

City Engineer:

General

- Under Lot Analysis explain side yard minimum 6’, 16 feet total, provide side yard minimum based on a minimum 8’ wide drainage easement
- Provide a traffic impact study for the full build out conditions to determine need for turn lanes on Hull Prairie Road.
- No pump station permitted. Follow sanitary sewer master plan / SICR.

Public Utilities:

General

- Extend water and sewer to southern most point of project
- Remove pump Station. Not Permitted.

Planning & Zoning:

General

- Lots must have at least 65' of frontage along a street, unless approved by Planning Commission. In no case shall a lot have a width less than 65' at the building line.
- Lots shall not have an average depth that is more than three times its average width.
- Perimeter open space along Roachton Rd. and Hull Prairie Rd. should be of sufficient width to accommodate ditch, landscape screening, and 15' bicycle path easement.
- Preliminary Plan should include proposed method of public open space dedication: 5% of the area of subdivision or cash in lieu of dedication.
- Provide bike path in lieu of sidewalk along Roachton Rd. and Hull Prairie Rd.
- Sidewalks are required to be 5' rather than 4' shown on plat.
- Crosswalks to be provided where blocks exceed 900 feet in length.

Preliminary Plat approval shall be effective for a maximum period of twelve (12) months unless, upon application of the developer, the Planning Commission grants an extension. If the Final Plat has not been recorded within this time limit, the Preliminary Plat must again be submitted to the Planning Commission for approval.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission acknowledge the revised changes and extend the approval of the submitted preliminary plat for 12 months (expiration of June 27, 2014), subject to submission of revised plans that address the comments and recommendations contained in this report.

Mr. Walters reviewed the above report adding that a Traffic Impact Study is still required to be submitted and may ultimately affect the layout of the western edge of development along Hull Prairie Road. Mark Rich was present and Mr. Bade asked if he was in agreement with the Staff recommendations. Mr. Rich said that he thinks the 5' wide sidewalk is something they will be discussing in the future, but he is okay with the recommendations. Mr. Carry asked where the square footage came from to add two stormwater ponds since the open space percentage stayed the same from the previous plan. Mr. Rich said the depth of some of the lots was reduced. Mr. Bade noted that the minimum lot size has to be 9,500 square feet and a width of 65' along the street and at the building line for the lots on the cul-de-sac. Mr. Rich said this plan exceeds those requirements. Mr. Bade said the plan shows a pump station but it is his understanding that there will not be one. Mr. Rich said that there will not be a pump station.

Doug Pratt, 25810 Hull Prairie Road, said he owns property next to this proposed subdivision, and he is concerned about traffic at the intersection and what improvements will be done to the intersection because if they need to take land to make the improvements, it's his land. Mr. Bade said that they are aware it will have an impact on traffic and that is why we are requiring a Traffic Impact Study. Mayor Evans said the study will show what improvements need to be made.

Mayor Evans moved to acknowledge the revised changes and extend the approval of the submitted Preliminary Plat for 12 months until June 27, 2014, subject to the submission of revised plans that address the Staff comments and recommendations. Mr. Carry seconded and it was unanimously approved.

***Preliminary and Final Site Plan
Wendy's Restaurant
26630 N. Dixie Highway***

APPLICANT

Brookside Contracting
P.O. Box 9007
Maumee, OH 43537

OWNER

Rebecca Williams
217 E. Front Street
Pemberville, OH

REQUEST

Chapter 1260 – Preliminary and Final Site Plan Review

PROPERTY LOCATION & DESCRIPTION

The applicant proposes to remodel and expand the existing Wendy's restaurant located at 26630 Dixie Highway. The site is bordered on the north by Huntington Bank and to the south by the AA Green Building. The current site and all immediate properties are zoned C-4 highway commercial with the exception of RiverPlace Shopping Center which is zoned C-3 community shopping. All properties fronting Dixie Highway are within the Corridor Overlay District.

ANALYSIS

The applicant desires to renovate the existing business to conform to one of several new Wendy's restaurant prototypes, specifically the "Ultra Modern" design. The proposed work consists of updating the exterior facades and adding a small addition to create a larger dining area as well as a new vestibule to the north. The additions add approximately 410 sq ft (350 SF dining room + 60 SF vestibule). Because the proposed improvements include an increase in the building footprint, all site plan deficiencies are required to be remedied as part of this approval.

Intensity and Dimensional Standards

- In compliance with all required setbacks.
- Even with the proposed additional square footage the lot coverage is substantially less than the maximum.

Corridor Overlay Standards

- Plans provide a 42" masonry screen wall as required to screen parking areas. The applicant has also provided an alternative version of the screen wall that utilizes masonry piers with sections of black metal fencing in between. The alternative which includes fencing sections in lieu of full masonry is not recommended. Additionally, no landscaping is shown at the base of the screen wall as required as part of Ch. 1245.33(e). It is recommended to install a 3' of 4'

strip of mulch area in front of the wall with very low ground cover or other intermittent flowers.

- No change is proposed with the freestanding sign and none will be required unless there is a change to the sign structure, or any additional changes are made after the year 2022. The front center landscape area as proposed could be utilized to receive a new ground, freestanding sign which is permitted to be six feet in height.

Parking Standards

- Parking stall widths have been revised from 9' to 10' wide.
- Although the number of parking spaces does not meet the number required by code, this is an existing site in which every attempt has been made to achieve the maximum number of parking spaces possible.

Landscaping

- The attractive landscape area in front of the restaurant is being eliminated due to the 10' deep dining room addition, however the addition of the screen wall and the proposed landscaping will enhance the front yard landscaping closer to the roadway.
- The landscape strips along the north and south property lines have been enhanced to screen the parking with a landscape barrier.
- 2 additional landscape islands have been added to the site, one in the north parking area and one in the south parking lot area. To achieve the additional landscape islands, two parking spaces will be converted into islands. Parking lot landscaping appears to be reasonably dispersed throughout the lot.
- Any damaged or dead landscaping must be replaced regularly.

Street Trees

- There are existing street trees at this location and therefore a street tree plan will not need to be submitted to the Street Tree Commission for approval.

Signs

- No change is proposed with the freestanding sign and none will be required unless there is a change to the sign structure, or any additional changes are made after the year 2022. The front center landscape area as proposed could be utilized to receive a new ground, freestanding sign which is permitted to be six feet in height.
- North Elevation: two wall signs are shown, one typical Wendy's script and logo and one "Quality service that doesn't cut corners is our recipe" sign. Only one sign is permitted.
- East Elevation: no sign proposed.
- South Elevation: no sign proposed.
- West Elevation: signage is shown on one portion of the façade and is in compliance with quantity (dimensions will need to be provided prior to permitting).

- As required by Ch. 1245.34 signage on windows or doors facing S.R. 25 shall not be permitted. Signage shall not include way finding, addresses, or hours of operation.

Building Materials and Elevations

- The existing building is brick with split face block accent bands. Proposed to be added is tile matching the existing brick, E.F.I.S. Dryvit, and two types of metal panels: a horizontal ribbed panel and flat ACM aluminum coated flat panels. Metal sheet and panels are not an allowed exterior material. However it should be noted that the proposed area of ACM flat panels is fairly small in comparison to the overall façade and serves as an accent rather than a primary building material. Additionally, ACM panels are an architectural grade metal with very low reflectancy and high durability.
- Façade colors shall not be black (Ch. 1250.481(f)).
- The roof equipment is proposed to be screened by “Cityscapes” vertical roof screen systems that will obscure the view of any equipment from public view.
- Facades of buildings facing a public street are required to feature a customer entrance. Although no entrance is shown facing S.R. 25, a sidewalk leading to the entrance is provided for pedestrian traffic and each façade oriented toward an on-site parking area does feature an entrance. In no case is it believed that aesthetics, or public way-finding will suffer without a west facing entrance.

Sidewalks

- Public sidewalks are currently present across the property’s frontage.
- Sidewalks are required to connect public sidewalks with building entrances and where pedestrian activity is reasonably expected. This requirement has been addressed by a continuous sidewalk leading from the public sidewalk to the front door of the restaurant.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve Preliminary and Final Site Plan approval of the Wendy’s restaurant addition, remodeling and site changes subject to the comments and recommendations outlined in this report including;

1. Screen wall to be continuous masonry rather than piers and fencing.
2. 3’ – 4’ of landscaping at the base of the two screen walls.
3. North Elevation to feature only one sign.
4. Signage on windows and doors shall not be permitted.

Mr. Walters reviewed the above Staff Report. Scott Rossi, architect for Wendy’s, said that they agree with all the recommendations, but request reconsideration on restriping the parking lot and keeping the parking spaces at 9’, because otherwise they will lose six spaces. Mr. Walters said that he feels the Planning Commission members were agreeable to keeping the 9’ spaces at the last meeting. Mr. Rossi said there is no black proposed for the façade, it is a dark bronze. Ms. Witt stated that the dark glass looks reflective. Mr. Rossi said that it is clear glass, the photo just looks reflective. Mayor Evans said he has no problem with keeping the 9’ parking spaces and the addition of

landscaping to the drive-thru area spruces it up. Mr. Forquer said that he appreciates their willingness to resubmit and comply with the Code requirements. He said that he would support waiving the requirement of the screen wall because although it's in the Code, it is inconsistent with other properties in the immediate area. Mr. Bade noted that the Code has changed since those properties were built, and because of the proposal to add additional square footage, those Code requirements come into play. Mr. Hudson said he would support the 9' parking spaces and he too would support waiving the requirement for the screening wall. He asked if the restriction regarding signage on the windows and doors applies to only those facing SR25. Mr. Walters said that the restriction applies to all windows and doors, but address, hours of operation and the words entrance and exit are not considered signage. Mr. Bade said that he also would support the 9' parking spaces, but the Code calls for the screen wall and we have required others to do it.

Mr. Carry made a motion to approve the Preliminary and Final Site Plan of the Wendy's restaurant addition, remodeling and site changes subject to the comments and recommendation outlined in the Planning and Zoning Administrator's report including:

1. Screen wall to be continuous masonry rather than piers and fencing.
2. 3'-4' of landscaping at the base of the two screen walls.
3. North Elevation to feature only one sign.
4. Signage on windows and doors shall not be permitted.
5. Parking spaces can be reduced to 9' width.

Ms. Witt seconded the motion and it was unanimously approved.

Mr. Forquer made a motion to amend the previous action to waive the requirement for a screen wall for this project. Mr. Hudson seconded. Ayes: Forquer, Hudson (2). Nays: Bade, Carry, Evans, Witt (4).

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

APPLICANT/OWNER/DEVELOPER

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

Thomas Porter Architects
Toledo, Ohio

Lathrop
General Contractors
Maumee, Ohio

REQUEST

Chapter 1260 – Site Plan Review

The applicant is requesting to construct a new 24' x 36' maintenance building, an enclosed dumpster and a new 20' x 40' parking area/driveway.

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 129 Dr. McAuley Court, west of Louisiana (199), south of South Boundary Street. The proposed 24' x 36' (864 square feet) maintenance building is shown to be located near the far west end of the property just off of the existing parking lot. The subject property is zoned RM (Multiple Family Residential) consisting of approximately 10.87 acres. The site consists of the existing McAuley Court apartment complex, which is bordered on the north, east and south by residential uses and a park to the west.

ANALYSIS

Intensity and Dimensional Standards

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

Parking Standards

- Existing parking is unaffected by proposed site plan changes.
- No additional parking is necessary.

Landscaping

- 4 existing (2") trees are shown to be removed. It is recommended to replace the removed trees in an area near where they will be removed from.

Signs

- No signage changes are proposed.

Building Materials and Elevations

- The proposed building features asphalt shingles and wood lap siding. An alternate building elevation is shown that features a brick wainscot on the façade that faces the parking lot (east elevation). It is recommended to permit the materials with or without the wainscot.
- No mechanical equipment is shown on the plans but any current or future mechanical equipment must be screened.
- An 8' x 12' dumpster enclosure is shown, which does have gates and appears to meet the requirements with the exception of protective bollards being installed near gate areas. It is recommended to require the installation of bollards.

Sidewalks

- Sidewalks currently exist throughout the site. No changes to or additional sidewalk are necessary.

Other

- All new utility lines such as electric, telephone, CATV or other similar lines are required to be installed underground.
- All exterior lighting is required to be arranged and installed to not cause interference with abutting residences and/or properties.

- The applicant shall submit and obtain City of Perrysburg engineering approvals for all applicable site civil construction plans including pavement and drainage, water, storm and sanitary sewer prior to a Zoning Permit being issued.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Preliminary and Final Site Plan for Perrysburg Ecumenical Housing located on Dr. McAuley Court, subject to the comments and recommendations set forth in this report.

Mr. Walters reviewed the above Staff Report and added that with regards to the building materials, he is recommending to permit the materials with or without the wainscot because of the proximity of the driveway and consistency with the existing buildings. Mike Robarge of Thomas Porter, and Bryan Ellis, site survey engineer were present. Mr. Robarge said that they had previously submitted a plan, but they feel this location would be a better site and not interfere with future development. He said that Mr. Walters summed it up well and they accept the recommendation to install bollards. He said regarding the tree placement, they are hoping to relocate the smaller trees, but they will meet the landscape requirement. Mr. Ellis said that with the previous site plan, it was a larger parking area; this is scaled down quite a bit.

Mr. Bade asked about additional lighting. Mr. Ellis said the only light will be at the entrance of the building; there is an existing overhead light in the area. Mr. Robarge added that there will be no additional lighting that would affect nearby property owners.

Mr. Carry moved to approve the Preliminary and Final Site Plan for Perrysburg Ecumenical Housing located on Dr. McAuley Court, subject to the comments and recommendations set forth in the Planning and Zoning Administrator's report. Mayor Evans seconded and it was unanimously approved.

OTHER BUSINESS

Singh Grewal of Arnie's was present to discuss the required improvements that have not been made to their location at 25818 North Dixie Highway. Mr. Grewal said that Arnie's is now closed. He said they lost a lot of money, they had problems with employees, and the business was just not there. They have brought in a management company and will be reopening as Social, more of a restaurant than a bar, with a higher standard of food. They need to do some interior renovations so money is tight right now. Mr. Grewal said that the sidewalk along the front of the building is being dug out this week and they will complete that now, but he requested an extension to complete the sidewalk on the side, the screening wall, and closing the entrance. Mr. Grewal said that he will have the work done by the end of next summer. Ms. Witt said that she would support this extension because she is glad there is a business going in as opposed to having an empty building. Mayor Evans said that he also would support the request but he asked for a specific date when the work will be done. Mr. Grewal said by the end of August next year. Mr. Bade noted that earlier in the meeting Wendy's was required to

put in the screening wall and this was supposed to be done in February. Mr. Forquer asked what the consequences are should this work not be accomplished by September 1, 2014. Mr. Walters said it could entail revocation of the Special Approval Use or Certificate of Occupancy which would effectively shut the business down.

Ted Johnson, Regional Director for Costco, and Jackie Frank, Vice President of Real Estate for Costco, were in attendance and said that Costco is currently in negotiations to acquire property in the Eckel Junction Road/SR25 area. They are just getting started with the due diligence process, and they have found that the best projects are those that begin with conversation at the earliest stage so by the time they submit an application, it will meet the Commission's expectations. Mr. Johnson and Mr. Frank gave a PowerPoint presentation showing stores in other cities to give the Commission an idea of the quality of their buildings. They said that their prototypical building is 148,000 square feet with 750 parking spaces. Mr. Johnson said that there is a pipeline that bisects this property and they are looking at the cost to relocate it to the perimeter of the building. He said they are in discussions with ODOT on reconfiguring the exit ramps. Mr. Frank said that as they learn more about the site, they will have more of a narrative and will work with the Staff. He said their goal is to exceed our expectations and to meet their needs for efficiency and budget. Mr. Bade said that he appreciates them being up front and he doesn't want to drag out this process, but he would like to see the Preliminary Site Plan separate from the Final Site Plan. Mayor Evans said that he feels the biggest issue they'll face is traffic. Mr. Johnson said that from what he has seen visiting the site, he has concerns about the traffic and they will have their engineers look at the improvements. Mr. Frank said that this is an investment for them, and they want to be successful.

There being no further business, the meeting adjourned at 8:57 p.m.

Respectfully submitted,

Mary Jo Sutton