PLANNING COMMISSION

JUNE 25, 2015

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Chris Carry, Tom Forquer, Seth Hudson, Mayor Olmstead and Therese Witt (5). Byron Choka and Eric Nicely were absent (2). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES OF MAY 28, 2015 MEETING

Mr. Forquer moved to approve the minutes of the May 28, 2015 meeting as written. Mr. Carry seconded and the minutes were unanimously approved.

ADMINISTRATOR'S REPORT

Mr. Walters said that for next month's meeting he currently has a preliminary and final site plan for a gym addition to Perrysburg High School.

Final Site Plan Amendment
Mercy Emergency and Diagnostic Center
Eckel Junction Road

APPLICANT/OWNER/DEVELOPER

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

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

REQUEST

Chapter 1260.18 – Final Site Plan Amendment

PROPERTY LOCATION & DESCRIPTION

The subject property is located near the southwest corner of Eckel Junction Rd. and SR25. It is bordered to the east by SR 25, the north by Eckel Junction Rd. and Barney's BP Gas Station, to the west by Taylor Hyundai car dealership and to the south by I-475. The subject property is zoned INS (Institutional) and is approximately 12.509 acres.
The submitted plans for the Final Site Plan Amendment now depict an attached, three-story, 69,870 SF medical office building to the south of the existing E.R. building. (1st floor area 24,370 SF, 2nd floor area 22,750 SF, and 3rd floor area 22,750 SF).

BACKGROUND

The previously approved final site plan (August 30, 2012) showed a similar building arrangement but this revised layout is noticeably different. The medical office building was originally anticipated to be a 2-story building with a footprint of approximately

15,000 SF. On June 8, 2015, the applicant was granted a height variance by the Board of Zoning Appeals (BZA) to allow for a building taller than 35'. The proposed building is now shown to be 52' in height and with a slightly larger footprint and a modified entrance orientation.

ANALYSIS

The proposed amendment includes changes to the size of the office building, parking lot layout, entrance orientation, height, and landscaping. Overall, the submission has been found to be consistent with the dimensional standards of Chapter 1230, with the exception of building height which has been remedied through the issuance of a variance.

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

Setbacks/Height: The proposed site plan/buildings are well within the required setbacks of the INS zoning district. INS zoning requires a minimum 50' front yard setback and a 50' rear yard setback. The maximum permitted height is 35' but a recent code amendment allows INS zoned properties to build up to a 67' building with an approved variance. The proposed building is 46' feet tall with an addition 6' of parapet screening to hide utilities/mechanical equipment bringing the total height to 52'.

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

Building Materials: The applicant has provided elevation drawings showing the proposed building materials. The building materials and arrangement of those materials is excellent. All materials are in compliance with our material and percentage requirements and will tie in seamlessly with the existing E.R. facility.

Landscape: The previously approved landscape plan for the E.R. building identified a fair amount of landscape and this phase would add additional landscape to what was previously approve. The provided landscape plans do not indicate the percentage of landscape within the parking lot or the site so the applicant should be prepared to provide additional information or calculations related to this requirement.

Dumpster Enclosure: The elevations of the dumpster enclosure have not been provided with this submission. It is recommended to require building materials similar to the existing enclosure to the west of the existing E.R. building.

Parking: The parking requirement for the 1st and 2nd story of the office building will require 189 parking spaces. The proposed parking arrangement shows 197 additional parking spaces being added, with additional parking (shown with

dashed lines) to be constructed to meet the needs of the 3rd floor use of the building.

Corridor Overlay: Since the construction of phase 1 (the E.R. facility) there has been a fair amount of discussion regarding the installation of a screen wall along the SR25 frontage. As part of a site plan amendment request the planning commission is authorized to require that any aspect(s) of a previously approved plan be brought into strict compliance with current code requirements. When considering this issue it is important to consider the steep grade change and the ability of a screen wall to fulfill the purpose that the code intends.

Traffic Impact: The traffic impact study that was completed along with the original final site plan application was based on a smaller, two-story office building. Additionally, Mercy's contribution to the intersection improvements at SR25 and Eckel Junction Road was also based on a smaller office building. Due to the complexity of the traffic studies and the equation used to determine the financial contributions towards the intersections it is recommended to allow the city of Perrysburg to handle this aspect of the project to ensure continuity and proper calculations for any additional financial contributions. (See item #7 in the attached agreement between former Mayor Nelson Evans and Tom Arquilla, Senior V.P. of Mercy Business Development.)

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

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the final site plan amendment depicting a 69,870 SF medical office building subject to the comments and recommendations outlined in this report including but not limited to the comments below:

1. The generation of landscape percentages for both parking lot area and site area.
2. The generation of dumpster enclosure elevations indicating proposed materials.
3. A new traffic study is required as a result of the office building more than doubling in size.
4. Additional financial contribution towards intersection improvements (if determined to be necessary).
5. The fencing around the detention area (between ProHealth/Enterprise and Barney's BP Gas Station) be improved to include more appropriate fencing and/or landscaping for the area.

Mr. Walters reviewed the above Staff Report adding that several of the comments have been addressed by the applicant since this report was written.

1. The landscape percentages are now on the landscape plan.
2. The dumpster enclosure they propose is made of PVC; the other enclosure is brick.
3. Mr. Walters provided copies of a letter from Tetra Tech explaining that the traffic study done in 2012 was for the whole campus. He said that he feels that this fulfills the requirement of a traffic study.

4. Met per #3.
5. He said the detention area has a 4' chain link fence and he is recommending that it be spruced up to match the surroundings.

Troy Barman of Lewandowski Engineers was present to represent the applicant. He said that more landscaping has been added and with regards to the dumpster enclosure, it is in the back of the building and is screened from all right of ways by the ER or office building. Mr. Barman stated that the traffic study assumes a build out of 198,000 square feet and they are still well below that. Regarding the landscaping around the fencing, he will work with Brody to make it nicer.

There was discussion regarding the traffic study and Mercy's financial contributions to the intersection improvements. Mr. Walters explained that they have compensated us for traffic that they are not now generating or may never generate.

Mr. Forquer asked if Mr. Walters is comfortable with the proposed dumpster enclosure. Mr. Walters said that he is a little concerned that the southern side will be visible from 475 and he prefers consistency. Mr. Barman said that both sides that anybody could see will be masonry.

Mr. Forquer said that his biggest problem is the detention area. He asked if the fence was a requirement of the original site plan. Mr. Walters said that he does not believe the fence was required; it was a perceived liability issue by the applicant. There was discussion regarding the existing fence. Mr. Carry asked if chain link is permitted. Mr. Walters stated that our Code was recently revised to not allow chain link in a front yard so they would not be able to expand the chain link fence. Mr. Barman said that they will work with Mr. Walters on a more attractive style for the fence.

Mr. Carry said that he received a question from a former Planning Commission member who asked if the hedgerow meets the requirement of the screen wall. Mr. Walters said that it is consistent with what was approved by the former Planning and Zoning Administrator. With this plan, we are requiring that it be extended along the southern boundary. Mr. Forquer asked if the combination of landscaping and columns is acceptable for a screen wall. Mr. Walters said that in his opinion it does not meet our Code requirements, but that is up to the Planning Commission to decide. He added that the applicant was led to believe three years ago that what they had was an acceptable screen wall.

Mr. Forquer moved to approve the Final Site Plan Amendment for Mercy as submitted with the exceptions that the dumpster enclosure be masonry on the north and south walls, the detention area be extensively landscaped to make it more aesthetic and if possible, eliminate the fencing, along with the conditions contained in the Planning and Zoning Administrator's Report. Mr. Carry seconded and it was unanimously approved.

Final Site Plan Amendment
Candlewood Suites – storage building
27350 Lake Vue Drive

APPLICANT/OWNER/DEVELOPER
Ramesh Patel, President
Sunrise Hospitality
27350 Lake Vue Dr.
Perrysburg, OH 43551

REQUEST
Chapter 1260.08 – Final Site Plan

PROPERTY LOCATION & DESCRIPTION
The subject property is located between Lake Vue Drive and Carronade Drive, just east of Hulls Trace Drive. The subject property is zoned C4 (Highway Commercial) and is approximately 2.375 acres in size.
The submitted site plan indicates the applicant is requesting to install an accessory building within the parking lot area in the southeast area of the site, beside the existing dumpster enclosure. The plan also indicates that this accessory building would occupy two existing parking spaces and the existing landscape island would be kept but shifted to the west. This would result in a reduction of two parking spaces overall.

BACKGROUND
According to the Wood County Auditor's site the existing Candlewood Suites facility was constructed in 2008 and as a result it is still generally in compliance with current code requirements.

ANALYSIS
The proposed accessory building is shown to be 14' x 20' in size with a height of 9'4". The eastern wall of the storage building is shown to share a common wall with the dumpster enclosure.

Setbacks/Height: The proposed site plan remains consistent with the required dimensional standards.

Land Use: Because of the limited use of this building, it is classified as an accessory structure to the hotel rather than a "main building". Accessory structures are permitted in C4 districts.

Building Materials / Dumpster Enclosure: The applicant has provided elevation drawings showing the proposed building materials. The building materials are shown to be painted CMU "to match existing dumpster". A site visit revealed that the current dumpster enclosure is a standard cinder block that

appears to be unpainted. It would be recommended that if constructed, the storage building and the existing dumpster enclosure would be painted to match the color of the split face block on the actual hotel building.

Landscape: This site plan does not intend to increase or reduce the amount of landscaping on site. While landscape percentages have not been provided, it is reasonable to assume that this project is current on landscape requirements because of its approval and construction occurring after 2006. A site visit did not reveal any obvious or significant deficiencies regarding landscape.

Parking: The parking requirement for the hotel is 93 parking spaces according to the calculation done by the applicant's engineer. Construction of the storage building would reduce that number to 91 available spaces.

Site / Civil Plans: Construction drawings are not required to be reviewed prior to the issuance of a zoning permit due to the scope of this project.

RECOMMENDATION
The Planning and Zoning Administrator recommends that the Planning Commission approve the final site plan for Candlewood Suites with the condition that the existing dumpster enclosure and the proposed storage building are painted to match the color of the split face block on the hotel building.

Mr. Walters reviewed the above Staff Report. The applicant was not present, but Mr. Walters added that Mr. Patel said that he feels the parking spaces are over calculated so he does not believe there is any problem with reducing the parking by two spots.

Mr. Forquer moved to approve the Final Site Plan Amendment for Candlewood Suite's storage building, subject to the comments and recommendations in the Planning and Zoning Administrator's report. Mr. Hudson seconded and it was unanimously approved.

Special Approval Use – Commercial Recreation
Cross Fit
Southpoint Road

DEVELOPER/APPLICANT
Mitchell Hidden
CrossFit
12333 Waterstone Ln. #1216
Perrysburg, Ohio 43551

PROPERTY OWNER
Somer's and Associates, LLC
4126 Somer's Drive
Burton, MI 48529

REQUEST
Chapter 1235.02(d) Standards
Chapter 1235.04(l) – Commercial Recreation

PROPERTY LOCATION & DESCRIPTION
The subject property is located near the south end of Southpoint Drive (directly north of Frazier Machine) off Eckel Junction Road. The property is located in Southpoint Planned Business Park (PBP) and all adjacent properties are similarly zoned. Commercial Recreation is a Special Approval Use within PBP zoning districts.

BACKGROUND
CrossFit currently operates a business at 26963 Eckel Road in Perrysburg. This use was established in approximately mid-2012 and has been in operation since that time utilizing a 4,800 SF warehouse type space. Additional information regarding CrossFit can be found at www.crossfitcrowned.com.

ANALYSIS
This particular special approval use has two sets of requirements that must be met in order to be granted. The first set of requirements comes from Ch. 1235.02(d) and these are the general provisions for all special approval uses. The second set of requirements from Ch. 1235.04(l) is specific to "commercial recreation" uses.

Ch.1235.02(d)

1. The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
2. The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.
3. The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Ch.1235.04(l)

1. Within industrially zoned districts commercial recreational uses shall only be allowed within existing buildings which conform to code requirements.
2. Facilities used by children outdoors shall be fenced on all sides with a minimum four (4) foot wall or fence.
3. Adequate parking shall be provided off the road right-of-way and shall be fenced with a four (4) foot wall or fence where adjacent to any outdoor use area of the facility.
4. Ingress and egress will not conflict with adjacent business uses.
5. Such uses shall be located as to not create a nuisance to abutting property, nor injurious to the surrounding neighborhood or contrary to the spirit and purpose of the Planning and Zoning Code.
6. Banners, pennants, spinners and other attention getting devices are prohibited.

The subject location currently houses two other businesses including Mid State Bolt & Screw and ProVideo. Within the existing building the applicant would occupy approximately 10,000 SF for the CrossFit use. Between these three uses there would be 53 available parking spaces on site.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission disapprove the Special Approval Use for CrossFit's zoning use of Commercial Recreation in this Planned Business Park. The Planning and Zoning Division has received a fair amount of feedback regarding the dissatisfaction of existing businesses in these areas because of "retail" type traffic and signage violations. As partial justification of this recommendation it is important to note a concern that should commercial recreation uses be permitted to locate in Planned Business Parks, the city may actually be preventing warehouse/manufacturing/industrial users from locating in the areas that were essentially created for them.

Mr. Walters reviewed the above Staff Report. He added that the landlord said that there is currently no contract with the applicant for the property so this is a speculative request. Mitch Hidden, the applicant, was present. He said that they have been in operation in their current location which is 4,800 square feet for three years. He said that they are working with the Perrysburg High School soccer team and the Notre Dame Academy rowing team and they would like to create a youth sports performance area.

Mr. Hudson asked Mr. Walters what he feels would be a good location for this type of use. Mr. Walters said that commercial recreational facilities would fit in a commercial area, but those buildings are not set up for this particular type of use. He said that Planned Business Parks are designed to be pushing goods out and a retail type use brings people in. This traffic can interfere with the trucks coming to and from businesses in the Planned

Business Park. It can also be more difficult to find a location in a Planned Business Park and this lack of exposure has been compensated for in the past with excessive signage which is not allowed. Mr. Hidden said that their peak hours are not the usual hours for Planned Business Park uses. There was some discussion regarding parking. Mr. Walters said that he is not anticipating any parking issues, but if there is, it could force cars out along Southpoint, which is not allowed, or to adjacent properties. Ms. Witt said that she thinks this fits in a Planned Business Park. She said that the Code is very limited on where it could go and she would like to see Commercial Recreation permitted in C4 areas. Mayor Olmstead said that putting on his small business hat it fits, but according to the Code it should not impede other uses permitted in PBP and if this business continues to grow there will be more people coming and going. He said that the Code says it must meet all the requirements of Ch. 1235.02(d). He said if we do away with the "must", it becomes arbitrary. He said that he has concerns about applying the Code equitably, especially if it is a request where there is a lot of input from the public.

Mr. Hudson moved to approve the Special Approval Use for CrossFit. Ms. Witt seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 8:13 p.m.

Respectfully submitted,

Mary Jo Sutton