

PLANNING COMMISSION

MAY 31, 2018

The meeting was called to order at 7:02 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Seth Hudson, Andy Lorenz, and John Wellstein (4). Mayor Mackin, Eric Nicely, and Craig Pickerel were absent (3). Also present was Brody Walters, Planning and Zoning Administrator.

Approval of Minutes

Mr. Carry moved to approve the minutes of the April 26, 2018 meeting. Seconded by Mr. Lorenz. Ayes: (4). Nays: (0).

Administrator's Report

Mr. Walters stated that there are quite a few agenda items for the June 28, 2018 meeting.

Special Approval use
Ft. Meigs CrossFit LLC
13000 Eckel Junction Road

APPLICANT/OWNER/DEVELOPER

Susan Rees
26963 Eckel Road, Suite 201
Perrysburg, OH 43551

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the north side of Eckel Junction Road four properties to the east of the CSX railroad tracks. The property and 6,400 SF building are located between Glow Industries and Johnstone Machinery Movers, Inc.

Property Size: approximately .82 acres

Parcel(s): Q61-400-070302018000 and Q61-400-070302017000

Zoning: I2 – General Industrial

BACKGROUND

On November 1, 2016, City Council approved code amendments that allowed for gym and fitness facilities to be established in commercially zoned districts and planned business parks. It also further defined gyms/fitness facilities and commercial recreation uses.

On September 28, 2017, Susan Rees proposed a code amendment that would allow a gym/fitness facility to be permitted by right on an I-2 zoned property. This proposal was ultimately modified to permit a gym/fitness facility to be located on an I-2 zoned property with a special approval use (SAU), subject to only the general SAU requirements.

On November 21, 2017, City Council passed ordinance 98-2017 which now permits Gyms and Fitness Facilities (by definition), of any size, to be located in I-2 General Industrial zoning districts with a Special Approval Use.

The success and popularity of the Perrysburg CrossFit location has been better than expected and now the applicant has found that the current location on Eckel Road is not large enough to accommodate the increased membership. The applicant now requests consideration of a Special Approval Use for the new proposed location.

ANALYSIS

This particular Special Approval Use does not provide “specific conditions” for approval so this application will only be subject to the “general conditions” for special approval uses which are as follows:

SPECIAL APPROVAL USE

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.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed the application for Special Approval Use for Fort Meigs CrossFit, Inc. located at 13000 Eckel Junction Road and has found that the applicant has met the necessary requirements to be granted a special approval use for a gym/fitness facility at this location. It is recommended that the Planning Commission approve the application as this proposed location is even more suitable for the applicant and the general public than the current location. This proposed location is a stand-alone building that would not result in any mixing of industrial traffic with members of the gym (unlike the currently approved location on Eckel Road).

Mr. Walters reviewed the above Staff Report. Susan Rees, the applicant, was present. Mr. Hudson asked if there are any other tenants in the building that Ms. Rees would like to move to. Ms. Rees said there are no other tenants.

Mr. Hudson moved to approve the Special Approval Use for Fort Meigs CrossFit, Inc. at 13000 Eckel Junction Road. Seconded by Mr. Lorenz. Ayes: (4). Nays: (0).

Preliminary & Final Site Plan & SAU Perrysburg Boat Club – Building 1 North side of Water Street

APPLICANT/OWNER/DEVELOPER

Jerry Abair
202 E. Harrison St.
Maumee, OH 43537

Kate MacPherson
617 Adams Street
Toledo, OH 43604

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located north of Front Street, along the north side of the existing Water Street. The project site north of Water Street is approximately 12,030 SF in size and is zoned “P” Park.

Parcels: Q61-000-901205003000 and Q61-000-901205004000

BACKGROUND

The Perrysburg Boat Club was a tenant in a City owned building for many years and in January of 2016 the building occupied by the Boat Club was razed due to structural and practical concerns. The loss of this tenant space has prompted the Boat Club to explore options of constructing a new facility on adjacent land which they have acquired.

The Boat Club has made several trips to the Board of Zoning Appeals to seek relief for this project. The schedule below is intended to be a summary of past events as well as a description of the outcome.

April 11, 2016 – Boat Club seeks a variance from the BZA for setback relief on the front yard, side yard and the rear yard (watercourse setback).

July 11, 2016 – Boat Club seeks a variance from the BZA for parking relief.

August 11, 2016 – Boat Club appeals the BZA decision to City Council to allow a 3’ front yard setback.

After receiving relief from the BZA and City Council the new baseline standards for site plan consideration are as follows:

1. The Boat Club is not required to have any onsite parking for the B-1 project.
2. The building setback along Water Street has been reduced from 50’ to 3’.
3. The side yard setback along the east side of the property has been reduced from 20’ to 2’.
4. The rear yard building setback has been reduced from 75’ to 5’.
5. The watercourse setback has been reduced from 15’ to 5’.

February 13, 2017 – The HLC approves the project and issues a certificate of appropriateness.

May 25, 2017 – The Planning Commission reviews and approves the Preliminary Site Plan and Special Approval Use.

June 12, 2017 – The HLC reapproves the project and issues a certificate of appropriateness.

April 9, 2018 – The Board of Zoning Appeals reapproves the variances that had expired.

These areas of relief will be highlighted throughout the report as necessary. All other development standards in Ch. 1250 are unchanged for this project.

ANALYSIS

Preliminary Site Plan

- **Recommended Land Use:**

Definition of Community Recreation: Recreational, social, or multi-purpose uses typically associated with parks, playfields, golf courses, or community recreation buildings.

A. Active Recreation: Areas used or designed for participant-oriented, group sports and recreation activities, including spectator areas associated with such facilities. Typical uses include:

1. Recreational facilities of an active nature, such as athletic fields, play grounds and children's play apparatus areas, court games, swimming pools, miniature golf courses, golf courses, and driving ranges;
2. Public and community recreation buildings, including enclosed and semi-enclosed buildings providing public assembly and activity areas, such as gymnasiums, meeting rooms, game rooms, arts and crafts, dancing and dining, and fitness centers;
3. Band shells and outdoor theaters;
4. Campgrounds; and
5. Facilities incidental to the operation of public recreational uses, such as refreshments stands, small concessionaire shops dispensing sporting goods, miniature golf and similar uses accessory to public recreational uses.

B. Passive Recreation: Areas used or designed for individual sports and recreation uses of a passive nature. Typical uses include golf courses (golf course club houses are considered an "active

recreation" use); hiking, bicycle and equestrian trails; greens and commons; sitting areas; picnic areas; botanical gardens; arboretums; conservatories; and natural wildlife or plant habitat areas.

C. Marinas: Any public or private facilities used for mooring, berthing, or securing, recreational boats. Typical uses include yacht clubs and public boat docks.

- **“P” Park Setbacks:** Front: 50 ft.
Min. Side: 20 ft.
Rear: 75 ft.
Watercourse: 15 ft.
Max. Height: 35’

With the relief provided by the BZA and City Council, the project does meet the new baseline dimensional standards that govern this site.

- **Lot Coverage:** Park zoning does not place a restriction on the percentage of lot area that can be developed for a building.
- **Adjacent Zoning/Uses:**
 - North** – Maumee River
 - East** – “P” Park (City of Perrysburg property), Boat Docks
 - South** – C1 Neighborhood Commercial (vacant)
 - West** – “P” Park (vacant)
- **Site Layout:** The site plan identifies building B-1 along with 2 decks (one on each end of the building) and a lower terrace area located under the building.
- **Roads and Access:** The project site is accessible by Water Street. It is important to note that Water Street is not an improved roadway. Water Street currently exists as a dedicated right-of-way which consists of some paving and gravel. A Traffic Impact Study has not been requested for this project due to the fact that there are no vehicular facilities being created and there are existing plans to convert the existing gravel path within the Water Street right-of-way into a 10’ wide asphalt multi-use path. Public parking for the users of this site will need to be found elsewhere in the area.

Final Site Plan

- **Building Elevations:** The building as proposed has been reviewed and approved by the Historic Landmarks Commission. Additionally, the use and arrangement of materials on the proposed building do satisfy the requirements of Ch. 1250.48 for building material percentages.

- **Sidewalks:** Public sidewalks (parallel to the right-of-way) are now shown as part of this application. The applicants are proposing to install a 5' sidewalk parallel to the MUP but only on the south side of the MUP. In acknowledgement of the requirement they have shown (in a dashed outline) where a sidewalk could be located on the north side of the MUP if ultimately required. The sidewalks that are shown to connect perpendicular to the multi-use path will require review and approval by the city of Perrysburg prior to installation.
- **Parking:** Typically this use would require 32 parking spaces based on the calculation of 1 space for each 75 SF of usable floor area. The GSF of B-1 is 2,137 SF making 1,603 SF of that building usable (75%). Due to an approved variance no parking is required for this project site.
- **Landscape Islands:** Landscape islands are typically required for each 10 parking spaces and are used to help achieve the minimum percentage of parking lot landscaping. No landscape islands are necessary due to the lack of any vehicular parking facilities with this project.
- **Parking Lot Landscape:** No parking lot provided.
- **Street Tree Plan:** The process for street tree plans has recently changed. The plans submitted as part of this application indicated where trees are preferred by the applicant but ultimately the city's street tree commission will determine location and species. The creation of a street tree plan by the city is required prior to the issuance of a zoning permit.
- **Site Landscaping:** A landscape plan has been provided but per Ch. 1230.01 Intensity & Dimensional Standards there is no minimum requirement for on-site landscaping.
- **Trash Receptacles:** The trash containers for this site are shown to be limited to small roller totter containers that are shown to be stored at the lower level of this site on the west end of the project. The containers are properly screened with vegetation per the plan. Discussion with the applicants have revealed that these containers will be rolled out by hand to be serviced by a private trash collection company.
- **Site Lighting:** Per page 4 of 4 of the applicant's submission, no flood lights or bright lighting will be used. Exterior lighting will include small LED fixtures providing night sky rated, low level landscape filtered site lighting below eye level. There is also low level deck rail lighting similar to what was used at Riverside Park. Other forms of lighting will include recessed down lighting at points of entry to the building.

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

Private Outdoor Recreation Areas and Institutional Recreation Centers:

1. Any use requiring a structure shall have such structures so located on the site as not to be closer than fifty (50) feet from the lot line of any adjacent residential lot.

2. All ingress and egress to and from said site shall be directly on to an arterial or collector street.
 - *The access to this site is shown to be on what would be referred to as a "local road" not an "arterial" or "collector street."*
3. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the Planning Commission. Reasonable restrictions or requirements may be imposed so as to insure that contiguous residential areas will be adequately protected.

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. **Note: Approval is only valid if all variances and approvals are active and have not expired (permits have been issued). Should any variances or approvals issued by any committee (HLC, BZA, or Planning Commission) expire any approvals would be invalid.**

Mr. Walters reviewed the above Staff Report. He added that as of today's date, all variances and approvals are active. Jerry Abair and Kate MacPherson were present. Mr. Hudson asked if the lower level will be occupied, and Mr. Abair said it would not be because of flooding. Jim Hagen, 10741 Avenue Road, asked where service vehicles will park since there is no parking included. Mr. Abair said that vehicular traffic is allowed along the water and there is a truck that comes down to service the portable restrooms. Mr. Carry said that the Planning Commission was not involved with the parking relief. Joe Goodell, said that he owns property behind the Boat Club property, and he is concerned about parking. Mr. Goodell said that he has parking for his tenants and he doesn't want the Boat Club members to use it. Mr. Abair said that if Boat Club members use his parking spots to let him know. Mr. Goodell said that he believes this is an ill-conceived idea, and if he were going to open a business the City would not permit him to have no parking.

Mr. Lorenz moved to approve the Preliminary and Final Site Plan and Special Approval Use for the Perrysburg Boat Club – Building 1 on the north side of Water Street. Seconded by Mr. Wellstein. Ayes: (4). Nays: (0).

**Preliminary & Final Site Plan & SAU
Perrysburg Boat Club – Building 2
South side of Water Street**

APPLICANT/OWNER/DEVELOPER

Jerry Abair
202 E. Harrison St.
Maumee, OH 43537

Kate MacPherson
617 Adams Street
Toledo, OH 43604

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.11 – Final Site Plan Review
Chapter 1250 – Site Design Standards
Chapter 1235 – Special Approval Use – Private Outdoor Recreation Area

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located north of Front Street, along the south side of the existing Water Street. The project site south of Water Street is approximately 0.22 acres in size and is zoned “C1” Neighborhood Commercial.

Parcels: Q61-000-901206005001 and Q61-000-901206004001

BACKGROUND

The Perrysburg Boat Club was a tenant in a city owned building for many years and in January of 2016 the building occupied by the Boat Club was razed due to structural and practical concerns. The loss of this tenant space has prompted the Boat Club to explore options of constructing a new facility on adjacent land which they have acquired.

The Boat Club has made several trips to the Board of Zoning Appeals to seek relief for this project. The schedule below is intended to be a summary of past events as well as a description of the outcome (this list is only for actions that affect the south building).

July 11, 2016

- Boat Club is granted a variance for setback relief from 30’ to 15’
- Boat Club is granted a variance for a 50% parking reduction

- Boat Club is granted a variance to allow parking within the required front yard.
- Variance expires July 11, 2017 unless a zoning permit is issued prior.

August 13, 2016

- Boat Club is granted an administrative appeal allowing the south building to be considered a main building rather than an accessory building to the northern building.
- There is no expiration date on this ruling do to being administrative.

January 9, 2017

- Boat Club has the proposed improvements to the south property/building approved by the Historic Landmarks Commission. This approval pertains to the previous version of the plan that included 6 parking spaces on the property with a building setback of approximately 20' from the southern right-of-way line of Water Street.
- Certificate of Appropriateness expires on January 9, 2018 if permitted work has not begun.

January 26, 2017

- Preliminary Site Plan is denied for south building.
- Special Approval Use is denied for south building.

May 8, 2017

- Boat Club applied to the BZA for 100% parking relief on the south side building. **THIS REQUEST WAS TABLED AND NO ACTION WAS TAKEN. A FOLLOW UP MEETING HAS BEEN SCHEDULED FOR MAY 25, 2017.**

May 25, 2017

- The BZA approved the request for 100% parking relief on the south side building.

June 12, 2017

- The HLC approved the certificate of appropriateness for the revised layout of the property.

August 14, 2017

- BZA reapproved the minimum front yard setback relief on the south property from 30' to 15'.

April 9, 2018

- BZA re-approved 100% parking relief on south property. Walk in facility, no parking required. Also re-approved was the reduced front yard setback from 30' to 15'

After receiving relief from the BZA and City Council the new baseline standards for site plan consideration are as follows:

1. The Boat Club was granted the south building as a separate main building rather than an accessory building to the building on the north side.
2. The Boat Club was provided a variance for 100% of the required parking on the south property.
3. The Boat Club was approved to have parking spaces installed within the required front yard setback on the south property.
4. The south building was permitted to have a 15' setback from Water Street rather than the normally required 30' setback.

These areas of relief will be highlighted throughout the report as necessary. All other development standards in Ch. 1250 are unchanged for this project.

ANALYSIS

Preliminary Site Plan

- **Recommended Land Use:**

Definition of Community Recreation: Recreational, social, or multi-purpose uses typically associated with parks, playfields, golf courses, or community recreation buildings.

A. Active Recreation: Areas used or designed for participant-oriented, group sports and recreation activities, including spectator areas associated with such facilities. Typical uses include:

1. Recreational facilities of an active nature, such as athletic fields, play grounds and children's play apparatus areas, court games, swimming pools, miniature golf courses, golf courses, and driving ranges;
2. Public and community recreation buildings, including enclosed and semi-enclosed buildings providing public assembly and activity areas, such as gymnasiums, meeting rooms, game rooms, arts and crafts, dancing and dining, and fitness centers;
3. Band shells and outdoor theaters;
4. Campgrounds; and
5. Facilities incidental to the operation of public recreational uses, such as refreshments stands, small concessionaire shops dispensing sporting goods, miniature golf and similar uses accessory to public recreational uses.

B. Passive Recreation: Areas used or designed for individual sports and recreation uses of a passive nature. Typical uses include golf courses (golf course club houses are considered an "active recreation" use); hiking, bicycle and equestrian trails; greens and commons; sitting areas; picnic areas; botanical gardens; arboretums; conservatories; and natural wildlife or plant habitat areas.

C. Marinas: Any public or private facilities used for mooring, berthing, or securing, recreational boats. Typical uses include yacht clubs and public boat docks.

- **“C1” (Neighborhood Commercial) Setbacks:**

Front: 30 ft. (Now 15')

Min. Side: 15 ft.

Rear: 25 ft.

Max. Height: 35'

With the relief provided by the BZA and City Council, the project does meet the new baseline dimensional standards that govern this site.

- **Lot Coverage:** The maximum lot coverage percentage for this project site is 20%. Page G001 includes a calculation which indicates that the area of the south parcel is 10,320 SF.

Calculation: 10,320

GSF of building (1,959) / lot size (10,320) = 18.98%

- **Adjacent Zoning/Uses:**

North – “P” Park zoning (proposed site of Boat Club building B-1)

East – “C1” Neighborhood Commercial zoning

South – “C1” Neighborhood Commercial zoning

West – “C1” Neighborhood Commercial zoning

- **Site Layout:** The site plan identifies building B-2 oriented in an east-west direction on the subject properties. Due to topographic conditions the building is shown to be tucked into the hillside and would utilize retaining walls. The north side of the building would be 15' from the Water Street right-of-way line.
- **Roads and Access:** The project site is accessible by Water Street. It is important to note that Water Street is not an improved roadway. Water Street currently exists as a dedicated right-of-way which consists of some asphalt paving and gravel. A Traffic Impact Study has not been requested for this project due to low volume of expected traffic at this location and the fact that the site received a 100% parking variance. Any parking needs will be required to be met using parking facilities found elsewhere in the area.

Final Site Plan

- **Parking:** No parking facilities are required (per variances and council approval)
- **Sidewalks:** Public sidewalks (parallel to the right-of-way) are now shown as part of this application but are not shown per the typical spec. Generally sidewalks are to be located within the public right-of-way, 1 foot from the right-of-way line but due to the unique situation of having a MUP in place of a vehicular roadway it was determined that providing the sidewalk closer to the MUP may be beneficial for allowing pedestrians to use in the rare occasion that a car or service vehicle needed to drive on the MUP. The sidewalks that are shown to connect to the multi-use path will require review and approval by the city of Perrysburg prior to installation.
- **Driveway:** The maximum width of commercial driveways is 35' wide. The revised application does not show any driveway due to the elimination of all required parking.
- **Landscape Islands:** No parking facilities are required or shown.
- **Parking Lot Landscape:** No parking facilities are required or shown.
- **Site Landscaping:** A landscape plan has been provided along with a calculation on sheet L101 that demonstrates that the minimum landscape percentage has been met and exceeded.
- **Street Tree Plan:** The process for street tree plans has recently changed. The plans submitted as part of this application indicated where trees are preferred by the applicant but ultimately the city's street tree commission will determine location and species. The creation of a street tree plan by the city is required prior to the issuance of a zoning permit.
- **Signage:** No signage details are shown as part of this application. Signage will be reviewed at the time a sign permit application is made to the Planning and Zoning Division and will require review and approval by the Historic Landmarks Commissions.
- **Lighting:** Per page 4 of 4 of the applicant's submission, no flood lights or bright lighting will be used. Exterior lighting will include small LED fixtures providing night sky rated, low level landscape filtered site lighting below eye level. There is also low level deck rail lighting similar to what was used at Riverside Park. Other forms of lighting will include recessed down lighting at points of entry to the building.

- **Building Materials:** The applicant has provided a building material percentage calculation and the design/use of materials has been reviewed and approved by the Historic Landmarks Commission.
- **Trash Receptacle:** The application shows a small trash enclosure area on the east side of the building. This is gated and screened in a way that meets the requirements of the code. Discussion with the applicants have revealed that these containers will be rolled out by hand to be serviced by a private trash collection company.
- **General:** The applicant shall submit and obtain City of Perrysburg approvals for all site/civil construction plans and hold a preconstruction meeting prior to the issuance of a zoning permit. A zoning permit is required prior to Wood County issuing a building permit. As part of this review the city will review all utility connections, water quality and water quantity features for this project. It is also important to note that in order to issue permits for this project all necessary approvals must have been obtained and up-to-date at the time permits are requested.
- **Other:**

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(ff)

Private Outdoor Recreation Areas and Institutional Recreation Centers:

1. Any use requiring a structure shall have such structures so located on the site as not to be closer than fifty (50) feet from the lot line of any adjacent residential lot.
2. All ingress and egress to and from said site shall be directly on to an arterial or collector street.
 - *The access to this site is shown to be on what would be referred to as a "local road" not an "arterial" or "collector street."*
3. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the Planning Commission. Reasonable restrictions or requirements may be imposed so as to insure that contiguous residential areas will be adequately protected.

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. **Note: Approval is only valid if all variances and approvals**

are active and have not expired (permits have been issued). Should any variances or approvals issued by any committee (HLC, BZA, or Planning Commission) expire any approvals would be invalid.

Mr. Walters reviewed the above Staff Report. Mr. Goodell reiterated his concern about the lack of parking. He said that instead of using every square inch for building, they should build a parking lot.

Mr. Hudson moved to approve the Preliminary and Final Site Plan and Special Approval Use for the Perrysburg Boat Club – Building 2 on the south side of Water Street. Seconded by Mr. Lorenz. Ayes: (4). Nays: (0).

There being no further business, the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Mary Jo Sutton