

PLANNING COMMISSION MEETING

MAY 30, 2019

The meeting was called to order at 7:00 p.m. by Chairman Craig Pickerel. Commission members present were Greg Bade, Mayor Mackin, Craig Pickerel, John Stout, and John Wellstein (5). Andy Lorenz and Gilda Mitchell were absent (2). Also present was Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES FROM THE APRIL 25, 2019 MEETING

Mr. Pickerel moved to approve the minutes of the April 25, 2019 meeting as submitted. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

ADMINISTRATOR'S REPORT

No Report.

***Rezoning Request
Insurance Agency
13015 Roachton Road***

APPLICANT

Patricia Bloomer-Kirkpatrick
13001 Roachton Rd.
Perrysburg, OH 43551

REQUEST

Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the south side of Roachton Road at the intersection of Steeplechase Lane, on the southeast corner of the intersection. This property is immediately north of the (future) Mayle Law Office and just west of the current State Farm Insurance office. The parcels included in this request are: Q61-100-240000003000, Q61-100-240000002000 and Q61-100-240000001000 which together contain approximately 1.38 acres of property that is currently zoned RM (Multi-Family Residential).

Adjacent zoning:

North – C-1 Neighborhood Commercial
East – OS Office and Service
South – R-3 Single Family Residential
West – R-3 Single Family Residential

ANALYSIS

The applicant has requested a zoning change from the current zoning of RM (Multiple Family Residential – 3 Acres) to OS (Office and Service).

Per Ch. 1220.05, OS zoning is defined as: Areas which are adaptable for restricted business uses such as business and professional offices, and service businesses.

Per Ch. 1230.01 the minimum lot size for RM zoning is 3 acres, while there is no minimum lot size for OS.

The conservation and development plan for the city indicates that the subject property is intended to be used as an “encouraged growth, economic development area.”

The following uses are permitted uses or permitted with a Special Approval Use (SAU) within **RM**:

- One Family Dwelling
- Two Family Dwelling
- Multiple Family Dwellings
- Assisted Living Units
- Rooming House **(SAU)**
- Accessory Building
- Child Day Care Centers **(SAU)**
- Convalescent and Nursing Homes **(SAU)**
- Essential Services
- Non-Commercial Recreation Facilities **(SAU)**
- Parks and Recreation Facilities **(SAU)**
- Part-Time Child Day Care Centers **(SAU)**
- Public Service Facility **(SAU)**
- Public/Private Utility **(SAU)**

The following uses are permitted uses or permitted with a Special Approval Use (SAU) within **OS**:

- Apartments above 1st Floor **(SAU)**
- Commercial School
- Drive-In Commercial Uses **(SAU)**
- Gym/Fitness Facility (<5,000 GSF)
- Neighborhood Business less than 10,000 sq. ft. **(SAU)**
- Office and Banks
- Personal Services **(SAU)**
- Printing
- Repair Services, Consumer
- Medical Offices
- Accessory Building
- Child Day Care Centers **(SAU)**
- Club, Lodges, Fraternal and Civic Assembly
- Essential Services

Parks and Recreation Facilities (SAU)
Part-Time Child Day Care Centers (SAU)
Public/Private Utility

The Comprehensive Plan – Conservation and Development Map indicates “Developed Land”. The plan defines developed land as “the land which has been altered from its original state and is currently serving as a public, residential, commercial, or industrial use”.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment to OS (Office and Service) for 13015 Roachton Road.

In the event that the above items can be addressed at the meeting it would then be recommended that a Public Hearing be set before City Council for July 2, 2019 at 6:20 p.m.

Mr. Easterling reviewed the above Staff Report. Patricia Bloomer-Kirkpatrick was present, and added that she has been in insurance for thirty-three years, and has been successful in moving from Northwood to Perrysburg. There were no comments or questions from the commission nor the public.

Mr. Bade moved to approve the Rezoning Request from RM (Multiple Family Residential) to OS (Office and Service) for 13015 Roachton Road, and that a public hearing be set for July 2, 2019 at 6:20 P.M. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

***Preliminary Site Plan
Wimsatt Building Materials
13006 Eckel Junction Road***

APPLICANT

Bob Hoffman
Wimsatt Building Materials
26440 Southpoint Road
Perrysburg, OH 43551

Dwight Gilliland
Architecture by Design, Ltd.
5622 Mayberry Square
Sylvania, OH 43560

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review

Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the north side of Eckel Junction Road just west of State Route 25. This property is immediately north of the Brig Niagara Commerce Park, and sits between Tri-State Forest Products and Ft. Meigs CrossFit. The site is comprised of 5.2 acres and is zoned I-2 (General Industrial).

Adjacent zoning:

North – I-2 (General Industrial)

East – I-2 (General Industrial)

South – PBP (Planned Business Park)

West – I-2 (General Industrial)

ANALYSIS

Land Use – The proposed use has been reviewed and determined to be “Manufacturing, Sale/Storage Building Materials.” This use is permitted in the I-2 zoning district.

Dimensional Standards – The proposed site plan shows a series of 3 connected buildings that total approximately 24,600 SF. The setbacks that will apply to this project site are as follows:

Front Yard – 60’

Rear Yard – 40’

Side Yard (min) – 25’

Side Yard (total) – 50’

Max Height – 45’

The proposed site also meets the requirements for maximum lot coverage (60%) and lot width (100’).

Access – The property would be accessed from the current approach on to Eckel Junction Road. The current site plan shows a slight reduction from the 83’ approach that currently exists to a 75’ approach. As portions of this site are changing we would require that the approach conform to the maximum 35’ approach to accommodate street tree requirements unless the applicant can provide details to the types of commercial vehicles that are accessing the property, and those details show a need for a larger approach. There is also no sidewalk shown for pedestrian access connecting the public sidewalk to the entrance of the building.

Parking – An approximation was provided based on a calculation in Chapter 1250.03(e)(b). The code requires 5 spaces plus 1 for every employee in the largest

working shift of the day. By that calculation 33 spaces would be required as the largest shift contains 28 employees, and 36 spaces have been provided. Both size and location of the parking spaces meet the code requirements.

Landscape Islands – The zoning code requires that landscape islands be installed at an interval to break up runs of large parking into rows of 10 or less. There are a total of 2 landscape islands that are shown on site which exceeds the required 1 for the area just west of the entrance drive.

Parking Lot Landscape – The parking area of the site is to be landscaped at a minimum of six (6) percent. Areas that are within or immediately adjacent to the parking lot can contribute to this percentage. Any areas within or adjacent to the parking lot cannot also be counted towards the ten (10) percent “site landscaping” requirement. This is not a requirement of this submission but the following should be noted for a final site plan. There is no visible distinction shown between what is considered parking lot landscaping, and what is considered site landscaping. Although there is a breakdown of the percentage calculations, the visual representation should also be shown on the site plan. The calculation shown appears to be only the square footage of the parking area (34,825 SF), but the six (6) percent calculation should be based on the total amount of impervious surface shown.

Site Landscape – The overall site (the area of the site minus the parking lot area) is required to provide at least ten (10) percent of its area as intentional landscape. Turf grass is not considered intentional landscape. Site landscape details are not required with this submission but it is important to note that any landscape plan submitted along with the final site plan request must demonstrate that at least ten (10) percent of the overall site is landscaped and irrigated. There is no visible distinction shown between what is will be considered parking lot landscaping and what is dedicated to overall site landscaping. The current calculation shows only seven (7) percent (19,066 SF) shown while the minimum required would be ten (10) percent (25,813 SF).

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 114’ frontage – 35’ driveway = 79’ divided by 40’ = **2 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 – None currently shown on Preliminary Site Plan.

Sidewalks – Public sidewalks are required across all frontages and through the current apron. It is important to note that any changes to the apron to accommodate the reduction would also require that sidewalk remain continuous through the approach and across the frontage of the property.

Waste Receptacles – The Preliminary Site Plan does not indicate any separate outdoor trash receptacles. If any shall be required at a later point they shall be in accordance with Ch. 1250.57 and may require additional landscaping to screen their enclosures.

Other Considerations:

The detention ponds that are shown along the east and west sides of the line may be an issue with the Department of Public Utilities due to the increase in the amounts of impervious surface.

The chain link fence shown in the front yard of the property is not permitted and would need to be restricted to no further than the midpoint of the side of the primary structure. A variance would have to be obtained to allow for the location shown in side yard. Other types of 6' fencing are permitted past this midpoint and in the front yard with a variance from the Board of Zoning Appeals. It is also important to note that barbed wire is strictly prohibited.

Please review all building elevations to ensure the building addition and two existing buildings meet the standard requirements for material percentages and roofline recesses and projections for portions of the building to meet or exceed 100 linear feet.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends approval of the Preliminary Site Plan with the following conditions:

1. Reduce the size of the approach to a maximum of 35' or provide details of commercial vehicles accessing the property that would show the need for an approach larger than 35'.
2. Provide details of parking lot landscape calculations to include all impervious surfaces with the visual representation shown on the landscaping plan that shows the parking lot landscaping separate from the site landscaping.
3. Provide additional landscaping to meet the required ten (10) percent of the site (excluding the parking lot). Please visually show the site landscaping separate from the parking lot landscaping on the landscaping plan.
4. The addition of a pedestrian walk way connecting the entrance to the public sidewalk.
5. Removing any chain-link fencing from the front yard and/or obtain a variance for the location of the fence in the side yard shown on the site plan.

Mr. Easterling reviewed the above Staff Report. Bob Hoffman, Wimsatt Building Materials, and Dwight Gilliland, Architecture by Design were present. Mr. Hoffman noted that they move a lot of semi-trucks, and that they will need a drive that is wider than thirty-five (35) feet for safety. He added that they can designate a pedestrian walk-way, and Mr. Easterling clarified that the walk-way will need to be concrete, and coming from the public sidewalk to the building. Mr. Easterling added that it is up to the discretion of the Commission whether they would be willing to provide relief on the pedestrian walk-way. There was a brief discussion about fencing, and which areas would require BZA approval due to the location and height. Mr. Hoffman stated that there is ample room on either side of the entrance for a tree on each side, and Mr. Easterling said that the Street Tree Commission would determine that location and species. Mr. Gilliland added that trash will be stored inside. Mr. Pickerel reviewed the conditions, and Mr. Hoffman and Mr. Gilliland agreed to meet conditions #1 and #2. Mr. Gilliland suggested a seven (7) percent landscape coverage, and Mr. Pickerel confirmed that ten (10) percent is required by code. Mr. Easterling added that they will want to show all landscaping, and provide a distinction between the site and parking lot percentages on their Final Site Plan. He also noted that grass is not intentional landscaping, but that ornamental grass does count towards the landscape percentage. Mr. Gilliland confirmed that they would like the Commission to consider asphalt striping for condition #4, and he added that they will comply with condition #5. Mr. Easterling noted that with Preliminary approval the Commission is reviewing the use, dimensional standards, lot size, and coverage. Mr. Wellstein noted that he has no issue with a wider entrance as he is concerned with future traffic with the development of Ohio CAT. He added that he does have a concern with drainage, and that he would like to see an example of the fencing along the front of the property for the Final Site Plan review. Mr. Wellstein said that he is a little bit more lenient on the pedestrian walk-way. Mayor Mackin noted that the buildings are set far back with regards to the pedestrian walk-way. Mr. Stout questioned if the other businesses along Eckel Junction Road have the pedestrian walk-way, and Mr. Easterling noted that the majority of the businesses were annexed into the City from the Township. Mr. Bade suggested that they consider conifer trees in place of the deciduous trees as noted on the plans with the swales around multiple sides, as conifer trees would provide more screening. He added that a wide driveway is a plus for safety. Mr. Hoffman said that they have seventy-five (75) cherry trees that they plan to relocate. Mr. Pickerel noted the two bump-outs on the plans, and Mr. Gilliland confirmed that those are both entryways. Mr. Pickerel also added that he prefers a designated pedestrian walk-way for safety. There were no further questions from the commission, nor the public.

Mr. Wellstein moved to approve the Preliminary Site Plan for Wimsatt Building Materials as submitted. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

***Preliminary & Final Site Plan
Rivers Edge Senior Living
24736 Five Point Road***

APPLICANT

Brian Gruber
Ridgestone Builders, LLC
7015 Lighthouse Way Suite 500
Perrysburg, OH 43551

Robert Bailey
DGL Consulting Engineers, LLC.
3455 Briarfield Blvd., Suite E
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 at 24736 Five Point Road, directly west of Ft. Meigs Road, north of Five Point Road, and south of the existing Falls at Rivers Edge subdivision. The area is approximately 15.566 acres in size and is currently zoned RM (Multiple Family Residential).

Adjacent zoning:

1. North: R-4 (Single Family Residential) Falls at Rivers Edge subdivision and RM (Multiple Family Residential)
2. East: R-4 (Single Family Residential) Summerfield subdivision and RM (Multiple Family Residential, Otterbein Facility)
3. South: A-1 (Agricultural) and RM (Multiple Family Residential, Otterbein Facility)
4. West: R-1 (Single Family Residential) and R-3 (Single Family Residential)

BACKGROUND

This property was the former site of the proposed Meadows at River's Edge subdivision. This site received Preliminary Plat approval on March 28, 2002 and had received several plat extensions over the years until November 21, 2015 at which time the Preliminary Plat approval expired. The land has sat vacant without an approved plat since 2015. The original approved plat also received a CDP (Community Development Plan) which is now known as a PUD (Planned Unit Development) and allowed for smaller than otherwise permitted single family lot sizes. The subject property was rezoned from R-4 (Single Family Residential) to RM (Multiple Family Residential) in June 2018. The developer, upon rezoning, would like to build a community of villas/townhouses that could be serviced by the neighboring Otterbein Facility.

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 50 multi-unit and single unit buildings that total approximately 230,555 SF. The setbacks that will apply to this project site are as follows:

Front Yard – 25’ (**BZA approved 20’**)
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 along Rivers Edge Drive from Five Point Road or through the Rivers Edge Subdivision. Each building will be located on public streets and will have individual access drives. The majority of the aprons are under the maximum allowed (24’), but there are seven (7) shared aprons that are shown between 30’ - 40’ wide and would require approval from the Board of Zoning Appeals.

Parking – Based on a calculation in Chapter 1250.03(a)(b). The code requires two (2) spaces for each dwelling requiring three (3) or less bedrooms. This requirement is being met as is, and in addition to the 10’x20’ driveway spaces, 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 (8) percent of its area as intentional landscape. Turf grass is not considered intentional landscape. The landscaping plan that was provided shows spruce and pine trees in bunches along the corners of the property. There is additional landscaping along the entrance of each unit (approximately 16,490 SF). On the plan there is no indication of a numerical amount of landscaping that is provided. The site is shown at 20.88 acres (909,532.8 SF) which would equate to 72,262 SF eight (8) percent to meet the minimum requirement. It is important to note that this eight (8) percent requirement cannot include the street trees in the calculation.

Street Trees – Street trees were included in the landscape plan and the tree types will be given consideration by the City’s Street Tree Commission. A street tree plan will be

created for this property by the Street Tree Commission. The quantity of trees is determined by taking the frontage of the parcel, subtracting 24' (allowable driveway width) and dividing that length by 40' (the average spacing of street trees) as well as along the entrance of each unit.

Site = frontage – 24' driveway (# of driveways) = remaining frontage divided by 40' =
of 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 – The developer will be using the same 15' street lights that are used throughout the Rivers Edge subdivision.

Sidewalks – Public sidewalks are shown at 5' and across all frontages and through all aprons. Curb ramps are also shown at all intersections.

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.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends approval of the Preliminary and Final Site Plan with the following conditions:

1. A landscape plan be resubmitted to the Planning and Zoning office for administrative review that shows the minimum eight (8) percent 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. Upon building of phases where the 7 driveway aprons exceed the maximum 24' a variance is obtained from the Board of Zoning Appeals for each apron.

Mr. Easterling reviewed the above Staff Report. Brian Gruber, Ridgestone Builders, and Bob Bailey, DGL Consulting Engineers were present. Mr. Gruber added that his only concern is meeting the landscape requirement, and asked if any relief could be granted so that there is a residential feel to the neighborhood. He also noted that there will not

be any dumpsters, but traditional waste receptacles per each dwelling. Mr. Bade questioned the front yard setback relief that was granted by the Board of Zoning Appeals, and Mr. Easterling noted that due to the RM zoning there are different regulations. Mr. Bade questioned the Code as a blanket setback variance he had never seen before. Mayor Mackin commented that he would check into that and advise. Mr. Bade added that the eight (8) percent landscape requirement will need to be met. Mayor Mackin asked if this site plan is different from the original proposal, and Mr. Gruber stated that the units are predominantly the same. Mayor Mackin noted the bump out on the plans, and Mr. Gruber added that it is currently an empty lot. Mr. Wellstein confirmed that the eight (8) percent landscape requirement can be met, and Mr. Gruber agreed. Mr. Bailey asked for clarification on the overall landscaping requirement, and Mr. Easterling stated that it is calculated by taking the overall property area minus the public streets. Mr. Bade mentioned to Mayor Mackin that the lift station is rather unsightly, and that the City should be held to the same standards as the Developers. Mr. Gruber added that they would be willing to landscape the lift station, and have it count towards the eight (8) percent landscaping requirement if the City would grant that permission.

Mr. Wellstein moved to grant conditional approval for the Preliminary & Final Site Plan for Rivers Edge Senior Living based upon the conditions noted in this recommendation. Seconded by Mr. Pickerel. Ayes: (5). Nays: (0).

Mr. Bade & Mayor Mackin asked that the front setback concern be reviewed with the Law Director.

There being no further business, the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Heather Alfaro