

PLANNING COMMISSION MEETING

May 26, 2022

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

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the April 28, 2022 meeting as written. Seconded by Mayor Mackin. Ayes: Mackin, Vela, Wellstein, and Williams (4). Nays: (0). Abstain: Bade and Lorenz (2).

ADMINISTRATOR'S REPORT

No report.

Preliminary & Final Site Plan Garage Addition 145 W. Second Street

APPLICANT/OWNER/DEVELOPER

John Wellstein
145 W. Second Street
Perrysburg, OH 43551

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The subject property at 145 West Second Street is located on the northeast corner of Walnut Street and West Second Street. The property in question is zoned OS (Office and Service) and functions as a residential property. This property is surrounded by OS (Office and Service) to the north and east, C-2 (Central Business) to the south, and R-4 (Single

Family Residential) to the west. The owner would like to increase the size of the detached garage in the rear of the property.

ANALYSIS

Land Use – The current use of the property as a residence is a legal nonconforming use in the OS (Office and Service) Zoning District.

Dimensional Standards – The site currently contains a single family residence in an OS (Office and Service) district. The setbacks that will apply to this project site are as follows:

Front Yard – 50’
Rear Yard – 30’
Side Yard (min.) – 10’
Max Height – 35’

The current primary structure does not meet the minimum setbacks (although no changes are being made to the primary structure). The addition to the garage does meet the minimum setbacks from the primary structure and property lines. Also, the additional garage space does not exceed the lot coverage maximum of 60%.

Building Materials – The applicant’s building is finished in wood siding so the materials conform to current code requirements.

Access – The subject location has two access points. These points are located on the alley between West Front Street and West Second Street, and another point directly on West Second Street.

Parking – The property has a parking area of approximately 2,100 SF of surface in the rear surrounding the garage and in front of the primary structure along West Second Street, but this property has no parking lot. Per Chapter 1250.03, parking is based on use and therefore meets the minimum required (two for each dwelling unit) for a parking area.

Parking Landscaping – No landscaping plan was provided but the 1250.18 requires that at least 6% (126 SF) of the parking area be intentionally landscaped.

Site Landscaping – The structure size is approximately 2400 SF and the size of the lot is 10,890 SF resulting in a site area (minus the parking square footage) of 6,390 SF. Of the remaining square foot 10% is required for intentional landscaping (639 SF). No landscaping plan was submitted showing that the applicant meets or exceeds the minimum required.

Street Trees – The property currently has six street trees along Walnut Street and West Second Street. Although trees already exist at this location, the Street Tree Commission shall determine quantity of trees by taking the frontage of the parcel, subtracting 35’

(allowable driveway width) and dividing that length by 40' (the average spacing of street trees).

The Street Tree Commission, if determined trees are required, shall select the species and placement of these trees or shall determine that no additional trees are required. 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 – Not Applicable

Lighting – No new light fixtures are shown.

Sidewalks – Sidewalks are shown across the all frontages of the property and through the access point along West Second Street.

Waste Receptacles – No exterior trash receptacle on-site. Owner utilizes residential trash collection.

Other – The applicant will be required to construction plans to the City for approval and maybe subject to additional requirements set forth by the Department of Public Utilities.

Please note that the enlarged detached structure has already received approvals necessary for permitting from the Board of Zoning Appeals (variance for size granted) and the Historic Landmarks Commission (May 2022 meetings).

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the Preliminary and Final Site Plan with the condition that the landscaping details are provided to the Planning and Zoning Division that demonstrates that the minimum requirements are being met.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary and Final Site Plan for the garage addition at 145 W. Second Street, and added that Mr. Wellstein has since submitted a landscape plan that calls out 2,100 SF of intentional landscaping on the property. Mr. Wellstein was present. Mr. Bade asked if any neighboring comments had been received, and Mr. Wellstein said that the McCarthy's next-door didn't seem to have any concerns with the proposed addition. Ms. Williams noted that the drive aisle is a tight space. There were no comments or questions from the Commission, nor the public.

Mr. Lorenz made a motion to recommend approval of the Preliminary and Final Site Plan for the garage addition at 145 W. Second Street with the recently submitted landscape plan. Seconded by Mr. Bade. Ayes: Bade, Lorenz, Mackin, Vela, and Williams (5). Nays: (0). Abstain: Wellstein (1).

OTHER BUSINESS

Mr. Bade asked about an update for Items 7 and 8 that were originally a part of tonight's Agenda, and Mr. Walters explained that those items were removed from the Agenda due to a lack of submission details, and that they would likely be on the June or July Agenda.

There being no further business, the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Heather Alfaro