PLANNING COMMISSION

MAY 26, 2016

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, Eric Nicely, Mayor Olmstead and John Wellstein (6). Byron Choka was absent (1). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Zoning Inspector.

Approval of Minutes
Mr. Forquer moved to approve the minutes of the April 28, 2016 meeting. Mr. Hudson seconded and they were unanimously approved.

Administrator's Report
Mr. Walters reviewed the agenda items for next month's meeting.

Rezoning Request
135 W. Front Street

APPLICANT/OWNER/DEVELOPER
Geoff & Melissa Kies
135 W. Front St.
Perrysburg, Ohio

REQUEST
Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION
The subject property is located at 135 W. Front Street between Hood Park and Riverside Park on the north side of Front Street. It is currently zoned C1 (Neighborhood Commercial) and is being used as a residence.

Adjacent zoning:

1. East: C1 (Neighborhood Commercial)
2. South: C2 (Central Business) and OS (Office and Service)
3. West: R3 (Single Family Residential)

The property is approximately .19 acres (8,159 square feet).

BACKGROUND
The zoning code requires that when site improvements are being made to properties within zoning districts other than single-family residential districts, those improvements are subject to review and approval by the Planning Commission. The applicant wishes to install a pool on the subject property and was informed that Planning Commission site plan approval was required. To better match the use of the property, correct a non-

conforming use and to avoid the requirement for Planning Commission approval for site improvements, the applicant has submitted an application for rezoning.

ANALYSIS
The current owner / applicant has requested a zoning change from the current zoning of C1 (Neighborhood Commercial) to R4 (Single-Family Residential).

Per Ch. 1220.03, R4 zoning is defined as: high density residential development conveniently accessible to all community services and major traffic arteries.

Per Ch. 1230.01 The minimum lot size for R4 zoning is 9,500 SF with 65' of frontage.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within R4.

One Family Dwelling
Bed & Breakfast **(SAU)**
Rooming House **(SAU)**
Accessory Building
Child Day Care Center **(SAU)**
Essential Services
Non-Commercial Recreation Facility **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-Time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

The Comprehensive Plan – Conservation and Development Map indicates "Core Enhancement" for the subject site. *Core Enhancement: Focus on the downtown area for continued infill as a mixed-use center with improved river access.*

It is important to note that due to the existing lot size and dimensional characteristics, per Chapter 1265, non-conforming status shall remain.

RECOMMENDATION
The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment to R4 (Single Family Residential) for the property located at 135 W. Front St.

Further, it is recommended that a public hearing be set before City Council for July 12, 2016 at 6:20 p.m.

Mr. Walters reviewed the above Staff Report. Mr. Kies was present and asked if his property is still non-conforming with both parcels combined. Mr. Walters said that it is still non-conforming. Mr. Forquer asked if R4 is the best fit. Mr. Walters said that it is the closest match because it is the smallest single family zoning district. Mr. Forquer asked if

Mr. Kies is aware of the setbacks for a pool. Mr. Walters said that both Mr. Kies and his pool company are aware of the setbacks. Dan Judson who owns several properties on West Front Street asked if the pool would automatically be approved if the rezoning request goes through. Mr. Walters explained that the pool would have to be approved by the Historic Landmarks Commission and they would have to get a zoning permit, but other than that, yes it would be approved. Mr. Judson said that he is a structural engineer and he wants to see the design before the pool is approved. Mr. Walters explained that the zoning permit that is issued focuses on setbacks, not buildability.

Mr. Forquer made a motion to recommend approval of the zoning change from C1 (Neighborhood Commercial) to R4 (Single Family Residential) for 135 W. Front Street and that a public hearing be scheduled for Tuesday, July 12, 2016 at 6:20 p.m. Mr. Nicely seconded and it was unanimously approved.

Final Site Plan
Candlewood Suites
27350 Lake Vue Drive

APPLICANT/OWNER/DEVELOPER
Adam Fowler
Third Sun Solar
762 W. Union St.
Athens, OH 45701

Shree Lakshmi Hospitality LLC
2004 Amelia Ln.
Hoffman Estates
Schaumberg, IL 60192

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 applicants are requesting to install a 500 gallon external storage tank as part of additional solar hot water infrastructure. The size of the improvement as shown on the attached plans is approximately 6’ high, 6’ wide and 6’ deep.

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. This site plan was also re-reviewed in June of 2015 as part of a request for

a storage building attached to the dumpster enclosure (this improvement was never constructed).

ANALYSIS

The requested hot water storage tank is proposed to occupy a 6' x 6' fenced in area near the building on the south corner. This tank would be on the side of the building facing away from Lake Vue Drive. Approval of this request would not substantially impact the review criteria that were considered in 2008 and then again in 2015 so a full review of the "site design standards" is not warranted at this time.

Although it was not included in the final submission/application the applicants had provided the Planning & Zoning Division with initial concepts that included installing the storage tank in an interior storage room. It is believed that this is the best option for this type of mechanical unit that is typically installed indoors.

> **Site / Civil Plans:** If this plan is approved as presented, 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 deny the final site plan for Candlewood Suites outdoor hot water storage tank. The effort to move towards more sustainable energy should be applauded but it is believed that indoor storage should be utilized for this application.

Mr. Walters reviewed the above Staff Report. Taylor Barney, General Manager of Candlewood Suites was present. Mr. Barney said that the storage building that was approved in 2015 was not built because the hotel was sold. He said that if the tanks have to go inside, they will lose needed storage space. He said they store housekeeping supplies, kitchen supplies, archived records, back-up air conditioning units and televisions in the area where the tanks would have to go. Mr. Forquer asked about the proposed wood slat fence that is shown in the pictures. Mr. Walters said that since he recommended against this he did not comment on the fence in his report, but if it is approved, he would recommend something more reflective of the building materials. Mayor Olmstead asked Mr. Walters if he would change his recommendation if the enclosure were constructed of different materials. Mr. Walters said that he recommended against this because he feels that the storage building that the Planning Commission approved, but was not constructed, affords the applicant the opportunity for additional storage but they chose not to build it. Mr. Barney said that he was not aware that they could still construct the storage building since the property was sold. Mr. Walters explained that since they were granted Final Site Plan approval that does not expire even if the property is sold. Several Commission members said that they would be more open to this if the materials were changed on the enclosure. Mr. Carry asked if this would be visible when the new Holiday Inn is built. Mr. Walters said that it will be visible from Hull's Trace and Carronade Drive. Mr. Forquer asked if this is approved if approval of the storage building could be

rescinded. Mr. Walters said that since the Final Site Plan was approved, they could not rescind it.

Mr. Forquer moved to deny the final site plan for Candlewood Suites' outdoor hot water storage tank. Mr. Hudson seconded and the motion was unanimously approved.

Code Amendment
Sec. 1225.08 Land Use Table
Commercial Recreation in Industrial Districts

APPLICANT/OWNER/DEVELOPER
City of Perrysburg
Planning and Zoning
201 W. Indiana Ave.
Perrysburg, Ohio

REQUEST
Chapter 1285 – Changes and Amendments
Chapter 1225.08 – Land Use and Base Zoning District Table

PROPERTY LOCATION & DESCRIPTION
The proposed code amendment to Chapter/Table 1225.08 would fix the current inconsistencies surrounding "Commercial Recreation" and the definition provided in Ch. 1235.04(l) which was revised in 2012.

The proposed code amendment would show both "I-1" (Light Industrial) and "I-2" (General Industrial) zoning districts under "Commercial Recreation" as being permitted with a Special Approval Use application as defined in the definition in Ch. 1235.04(l).

BACKGROUND
In 2012, the Planning and Zoning Division was contacted by "CrossFit" regarding a possible franchise in Perrysburg. The potential locations in which they had expressed interest were zoned either "I-1" (Light Industrial) or "I-2" (General Industrial). The applicant stated that they needed locations with large open floor spaces and high ceilings. During this time the only district in which they were permitted to locate was "C-4" (Highway Commercial). It was in response to this request that the Planning Commission and City Council ultimately approved a code amendment to Ch. 1235.04(l) that allowed for commercial recreation uses to be permitted on industrially zoned land. Unfortunately the proposed amendment failed to include the amendment to Ch. 1225.08 – the Land Use Table to properly complete this change.

ANALYSIS
Existing Code Language:

The following criteria was added to the Code as part of the original approval back in 2012:

1235.04(l) COMMERCIAL RECREATION:

(1) Within industrial zoning districts commercial recreation 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. (Ord. 149-2012. Passed 9-4-12.)

RECOMMENDATION

The Zoning Inspector recommends that the Planning Commission recommend to City Council approval of the proposed code amendment as presented in this report.

Further, it is recommended that a public hearing be set before City Council for July 12, 2016 at 6:25 p.m.

Mr. Easterling reviewed the above Staff Report. He stated that this is basically a housekeeping item to keep the Land Use table in Section 1225.08 consistent with a change that was approved by the Planning Commission and City Council back in 2012.

Mr. Forquer moved to recommend approval of the proposed Code Amendment and to set a public hearing before City Council on Tuesday, July 12, 2016 at 6:25 p.m. Mr. Carry seconded and it was unanimously approved.

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

Respectfully submitted,

Mary Jo Sutton