

PLANNING COMMISSION

MAY 25, 2017

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, Andy Lorenz, Eric Nicely, Mayor Olmstead and John Wellstein (7). Also present were Karlene Henderson, Law Director, Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

Approval of Minutes

Mr. Hudson moved to approve the minutes of the April 27, 2017 meeting as written. The motion was seconded by Mayor Olmstead. Ayes: Carry, Hudson, Lorenz, Nicely, Olmstead and Wellstein (6). Abstain: Forquer (1).

Administrator's Report

No report.

Final Plat Approval Villages at Canterbury Plat One

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 West State Route 51
Genoa, Ohio 43430

Feller Finch and Associates, Inc.
1683 Woodlands Drive
P.O. Box 68
Maumee, OH

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Canterbury is an R-4 residential subdivision proposed to consist of 410 lots. This subdivision is located south of Roachton Rd., and east of Hull Prairie Rd. The entire subdivision is comprised of approximately 204.3 acres and borders the new Perrysburg Intermediate School on the south and east sides.

Plat 1 is proposed to consist of 37 residential lots in addition to common space lots A - F on approximately 25.401 acres.

BACKGROUND

The current version of the Preliminary Plat of Canterbury was approved by the Planning Commission on February 4, 2016 and the preliminary plat was extended for 2 years on February 23, 2017 (will remain valid until February 23, 2019).

ANALYSIS

The staff has reviewed the final plat for plat 1 and approved with the following comments:

- Change Planning Commission signature line to read “Christopher Carry” rather than “Greg Bade”
- Sidewalk note on page 1 of 5 should read five (5) foot sidewalks rather than four (4) foot sidewalks.
- An approved street tree plan has been provided.

Open space requirement = 5% of the area of the subdivision as open space. Open space shall not be considered to include required detention/retention areas. Per the preliminary plat approval “the developer intends to provide dedicated open space in lieu of an open space payment. The necessary acreage of required open space is 10.215 acres. Per Ch. 1240.15, a parcel to be dedicated for the common use of the subdivision shall in no instance be fewer than 5 acres and shall be in a location and shape approved by the City, provided that a parcel divided by a road or stream shall be considered as one parcel. Per Ch. 1295.05(7)(c)(1), Open space shall not be considered to include required detention/retention areas. It is recommended to allow the 6.14 acre portion and the 5.36 acre parcel to count towards the open space requirement which would result in a total dedicated open space area of 11.5 acres for the overall Canterbury development.

Per Chapter 1295.07(d), escrows and fees attached as determined by the Planning and Zoning Administrator shall be provided to the satisfaction of the city prior to signing the final plat of Plat 1.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Canterbury subdivision Plat 1 subject to the comments and recommendations in this report including the deposit of escrows, payment of open space fees and other fees as required.

Mr. Walters reviewed the above Staff Report. Mark Rich was present but had nothing to add. There were no comments from the Commission or from the public.

Mr. Carry moved to approve the Final Plat of the Villages at Canterbury, Plat One subject to the recommendations in the Staff Report. Mr. Forquer seconded and it was unanimously approved.

**Preliminary & Final Site Plan
Woodland Elementary
27979 White Road**

APPLICANT/OWNER/DEVELOPER

Ashleigh Hamilton
Perrysburg School District
140 E. Indiana Ave.
Perrysburg, Ohio

Brook Price, Principal
Perrysburg School District
140 E. Indiana Ave.
Perrysburg, Ohio

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 27979 White Road on the north side of White road and between East Boundary Street and Ashbury Drive. The subject property is zoned INS (Institutional). The property is bordered by (P) park zoning to the north and (R2) single family residential zoning in the remaining three directions. The subject site consists of approximately 11.3 acres.

BACKGROUND

On May 29, 2008 the Planning Commission reviewed and approved the construction of an approximately 21' x 80' addition to the primary structure.

On July 29, 2010 the Planning Commission reviewed and approved the installation of modular classrooms on the southern side of the property with the condition that a final landscape plan be submitted and approved. This plan was submitted and ultimately approved on October 28, 2010.

The staff at Woodland School have recently installed a garden plot as part of an outdoor learning initiative for students. The students actively care for the garden plot and this new offering now necessitates the need for a location to store gardening equipment such as gloves, shovels, trowels, etc.

ANALYSIS

The applicant proposes to locate a 10' x 12' storage shed on the property. The shed is proposed to be located between the school building and the portable classrooms near the learning lab and parking lot.

- **Zoning:** The existing zoning is INS (Institutional). The existing and proposed use is consistent with the current zoning and use.
- **Site Layout:** The attached location drawing provided by "The Collaborative" indicates the exact location of the proposed shed.
- **Parking:** no information provided
- **Site Landscape:** no information provided
- **Parking Lot Landscape:** no information provided
- **Signage:** None
- **Building Materials:** The existing school building is a masonry/brick structure and is compliant with code. The proposed shed's exterior materials is also compliant with Ch. 1250.48. The proposed shed is to be provided by Weaver Barns and would be constructed of approved building materials (wood siding). This particular line of Weaver barns is very well constructed and features an attractive design.
- **Trash Receptacles:** no information provided
- **Street Tree Plan:** not provided
- **General Notes:** There are no additional utilities associated with this request and overall storm water calculations will remain unchanged with an addition of 120SF to the site, therefor no construction review will be required.

RECOMMENDATION

No recommendation provided.

Mr. Walters reviewed the above Staff Report. Ashleigh Hamilton and Brook Price were present. They said that the shed would really not be visible from the road, but safety-wise they have to be able to see the students. Mr. Nicely asked if any landscaping is required. Mr. Walters said it is not a code requirement around a shed, and he did not do a review of landscape for the whole site so he's not sure if it meets the requirements. Mr. Hudson said that the picture indicates landscaping around it, and he asked if they would be willing to do that. Ms. Hamilton and Ms. Price said that they would. Mr. Hudson asked which picture more closely resembles the shed that they will be getting, and Ms. Hamilton said the one without the window. Mr. Forquer asked if the transom door will be glass or plastic.

Ms. Hamilton said it will be glass. Mr. Forquer stated that this could be a maintenance and safety issue, and Ms. Hamilton and Ms. Price said that they will discuss it with Weaver Barns. Mr. Forquer asked how far from the parking lot the shed will be, and they said it will be quite a distance from the parking lot so no traffic will be close to it.

Mr. Forquer moved to approve the Preliminary and Final Site Plan for the shed at Woodland Elementary. Mr. Carry seconded and it was unanimously approved.

Preliminary & Final Site Plan
Mercy Health
12621 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 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1245.29 – Corridor Overlay

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 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 in size.

BACKGROUND

This application for site plan review has been informally named "phase III" by the Planning and Zoning Division. Phase I is considered to be the original Emergency Room Facility, Phase II is the Cancer Center and now Phase III is proposed to further connect the original two buildings and extend slightly to the west.

ANALYSIS

This proposed change to the site would include a 15,878 SF addition to the existing facility (currently 80,803 SF) resulting in 96,681 SF of building. Overall, the submission has been found to be consistent with the dimensional standards of Chapter 1230.

Due to the recent construction of the E.R. facility and Cancer Center 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, a 50' rear yard setback and a single side yard setback of at least 30'. 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 17'4" tall.

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 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 acceptable. All materials are in compliance with our material and percentage requirements and will tie in seamlessly with the existing phases. The predominant material is brick with stone banding and coping. Also present is EIFS and aluminum louvers.

Landscape: The previously approved landscape plan for the first two phases will also cover this phase of the project. No additional landscape has been proposed for this phase but additional landscape will be part of the future expansion (phase IV) that was recently announced to the public.

Dumpster Enclosure: No change to the existing condition.

Parking: The site plan indicates 3 categories of parking onsite; existing, proposed, and "as needed." Phase III also includes the build-out of the third floor space in the cancer center so the provided parking calculations were generated using this additional square footage as well. The existing and proposed building square footage requires 215 parking spaces and 261 spaces have been provided.

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 this new site plan review the planning commission is able 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. The recent addition of the large retaining

wall that was constructed by ODOT as part of the Divergent Diamond Interchange further suggests that the extension of the screen wall to the south would not be necessary.

Traffic Impact: A traffic impact study was completed along with the original site plan application. This traffic study assumed a hospital/medical use that was up to 196,009 SF in size. With the proposed addition and the build-out of the existing third floor the Mercy project will still be below this anticipated number occupying 96,681 SF.

Site / Civil Plans: Construction drawings are required to be reviewed and a pre-construction meeting is required to be held 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 preliminary and final site plan as submitted with the following condition:

1. New roof top unit on top of "Cancer Center" to be screened if visible from any public right of way.

Mr. Walters reviewed the above Staff Report. Troy Barman of Lewandowski Engineers was present and said that he is okay with Mr. Walters' comments. Mr. Nicely asked if the applicant has any issue with screening the rooftop unit on the Cancer Center. Mr. Barman said that they do not.

Mr. Carry moved to approve the Preliminary and Final Site Plan for Mercy Hospital "Phase III" subject to the comments and recommendations in the Staff Report. Mr. Lorenz seconded and it was unanimously approved.

Preliminary Site Plan
Legacy Place
26675 Dixie Highway

APPLICANT

John Sperry
Thomas DuBose & Associates, Inc.
350 S. Reynolds Rd
Toledo, Ohio 43615

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located at 26675 N. Dixie Highway, on the southwest corner of West South Boundary and N. Dixie Highway. The property currently consists of a single-story commercial building built in 1985, which now houses Re/Max. The subject property is approximately 2.5 acres in size and is currently zoned C-4 Highway Commercial. All adjacent city property on the north and west sides of the site are also zoned C-4, with C-3 Community Shopping to the south.

ANALYSIS

Preliminary Site Plan

Zoning – C-4 (Highway Commercial) (Within the Corridor Overlay)

Land Use – The requested use has been reviewed and determined to be “Shopping Centers” which is an approved use in C-4 zoning districts.

Dimensional Standards - The proposed building shown on the Site Plan is consistent with the dimensional standards of Chapter 1230 with regard to setbacks (50’ front yard and 30’ rear yard). Currently, no elevations were submitted that show the height of the building. The building should not exceed the 35’ maximum unless approval from the Board of Zoning Appeals is granted. The current lot coverage is approximately 21.67% and the maximum allowed in C-4 districts is 30%.

Access – The proposed site plan shows two curb cuts on the property. Both of the curb cuts are located on the north side of the property, accessing W. South Boundary. Each curb cut shown is greater than the maximum allowed 35’. The western approach on W. South Boundary is shown at 55’ and the eastern approach is shown at 63.5’ (any curb cut larger than 35’ would require approval by the City Engineer).

Parking – The parking requirement for this use was calculated at 88 required spaces (see Ch. 1250.03(s)) with 88 spaces provided. This plan appears to be dimensionally consistent with the requirements of the zoning code. Additionally, parking is not permitted to be located in the required front yard without the approval of the Board of Zoning Appeals. Applicant received approval of front yard parking on 4/10/17 for a maximum of 31 spaces in the required front yard (24 shown).

Landscape Islands – The landscape islands that are shown on site are sufficient in both quantity and arrangement.

Street Trees – A street tree plan will be required to be reviewed and approved by the City’s Street Tree Commission prior to the issuance of a zoning permit. The Street Tree Commission conducts monthly meetings.

Signage – A full review of signage will be conducted by the Planning and Zoning Division prior to the issuance of permits.

**Note: Relief for area, height and setback can be sought from the BZA. No relief can be provided for sign quantity.*

Lighting – None currently shown on preliminary site plan.

Sidewalks – Public sidewalks are required across all frontages and are shown on the site plan; however, the portion of the sidewalk along the east side of the property (parallel to N. Dixie Highway) is shown to be on private property and not in the public right-of-way. This would require an access easement. Sidewalks are also shown through all potential driveways.

Waste Receptacles – Receptacles shall be in accordance with Ch. 1250.57. The proposed location of the waste receptacle is in compliance with the zoning code which states that waste receptacles should be located in a rear yard or a non-required side yard. The receptacle is shown as being fully enclosed on all sides.

Corridor Overlay District.

Utility Lines - All utility lines such as electric, telephone, CATV or other similar lines shall be installed underground. All junction and access boxes shall be screened with appropriate landscaping.

Loading Areas - Sites shall be designed and buildings shall be oriented so that loading areas are visually screened.

Building Materials - No building facade shall consist of architectural materials which differ in composition, appearance or detail from any other façade of the same building. The intent of this requirement is to preclude the use of inferior materials on sides which face adjoining property. Mechanical equipment, whether ground-level or rooftop, shall be shielded and screened from public view.

Exterior Lighting - All exterior lights shall be arranged and installed to comply with the exterior lighting provisions of this Zoning Code.

Parking Lots Adjacent to Public Right-of-Way - Parking lots, which have frontage along a public right-of-way, shall be screened with a wall and landscaping. The screening wall shown consists of both landscaping and masonry. There is a 50' pipeline easement that runs along the northern portion of the property in which the landscape screen was installed in lieu of the masonry as to comply with not building structures within the easement. To show consistency this landscape screening

continues following the masonry along Dixie Highway further screening eastern side of the property.

Landscaping along Corridor - The area of land between the property line and the curb, typically known as the terrace, shall be landscaped with street trees.

Driveways and Parking Areas - Driveways and parking areas shall be paved. Concrete curb and gutters shall be installed around the perimeter of all driveways and parking areas.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends approval of the preliminary site plan subject to the following conditions:

1. Remove or relocate one sign shown on N. Dixie Highway.
2. Add 4' of landscaping between the screening wall and the sidewalk along the Corridor Overlay.

Mr. Easterling reviewed the above Staff Report. Jon Modene, the owner and current user of the property was present. Mr. Modene said that he is fine with the recommendations. Mr. Lorenz asked if there has been any discussion with the pipeline company. Mr. Modene said that they are ongoing and he feels they will be able to come to an agreement. There was discussion regarding the proposed driveways. Mr. Sperry said they are proposing two way traffic on both driveways. Mr. Forquer asked if engineering will review the driveways as part of the construction review. Mr. Walters said they will not review the quantity, but will review the driveways for spacing, etc. There was also discussion regarding the masonry wall, and Mr. Sperry pointed out the masonry versus living wall. Mr. Carry questioned whether garbage trucks will be able to lift out the dumpster given the angle of the dumpster enclosure. Mr. Walters said that they discussed that, and Mr. Sperry added that they may have to do a mobile type roll off dumpster.

Mr. Forquer moved to approve the Preliminary Site Plan for Legacy Place subject to the comments and recommendations in the Staff Report. It was seconded by Mr. Carry and unanimously approved.

Preliminary Site Plan & Special Approval Use Perrysburg Boat Club Water Street – North Side Property

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 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 north side of the existing Water Street. The project site north of Water Street is approximately 11,200 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’.

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

This project is also situated in the Perrysburg Historic District and will require review and approval by the Historic Landmarks Commission prior to final approval of the final site plan or the issuance of a building permit.

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. (Now 3', Expires August 9, 2017)
Min. Side: 20 ft. (Now 2', Expires May 8, 2018)
Rear: 75 ft. (Now 5', Expires May 8, 2018)
Watercourse: 15 ft. (Now 5', Expires May 8, 2018)
Max. Height: 35'

The previous BZA approvals for rear and side yard setback relief expired April 11, 2016 and were renewed May 8, 2017. 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.
- **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 2,432 SF making 1,757 SF of that building usable (75%). Due to an approved variance no parking is required for this project site. (Expires July, 11, 2017)

- **Sidewalks:** Public sidewalks (parallel to the right-of-way) are now shown as part of this application but are shown incorrectly. Sidewalks must be 5' wide rather than 4' wide and sidewalks are to be located within the public right-of-way, 1 foot from the right-of-way line. 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.
- **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.
- **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.
- **Street Tree Plan:** A street tree plan has not been provided as part of this application. Review and approval of the street tree plan is required prior to the issuance of a zoning permit. The L100 sheet does not qualify as a street tree plan due to lacking a planting schedule, standard details, species list and a stamp/signature from a Registered Landscape Architect (RLA).

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 for the consideration and is recommending approval of both the preliminary site plan and 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. Easterling reviewed the above Staff Report. Jerry Abair was present on behalf of the Perrysburg Boat Club. Mr. Nicely asked if there is any issue with the expiration of the parking variance. Mr. Abair said that it is a tight time frame. Mr. Nicely asked if they are okay with the sidewalks being 5' wide. Mr. Abair said that it is not an issue. Jaimie Dye, assistant to Ms. McPherson, said that in Chapter 10 of the Code it refers to 4' sidewalks. Mr. Walters said that there are some inconsistencies in the Code, but 5' is the standard for new construction. Mr. Lorenz questioned the Special Approval Use should the Boat Club sell the property twenty years down the road. Mr. Walters said that anyone could buy it, but the proposed use would have to fit in that zoning classification. If it were the same use, a boat club, the special approval use would roll over. Mr. Forquer said that his personal opinion is that they have made a number of visits to the Board of Zoning Appeals and City Council and they have given them what they asked for. He said that all of these variances indicate to him that this is an over built site. Mr. Forquer stated that the Boat Club has been given 100% relief on parking which according to the Code, would be 53 parking spaces. He said that the Staff Report says public parking will need to be found elsewhere, but this is a private project and he disagrees with that without some type of payment from them for the 53 parking spaces. Mr. Carry asked why this was separated into two projects, and Mr. Walters said that they are two separate parcels and he felt it would be better to distinguish between the two buildings.

Mayor Olmstead moved to approve the Preliminary Site Plan and Special Approval Use for the Perrysburg Boat Club, North Side Property, subject to the comments and recommendations in the Staff Report. Mr. Hudson seconded. Ayes: Carry, Hudson, Lorenz, Olmstead, and Wellstein (5). Nays: Forquer and Nicely (2).

Mr. Abair said that they are asking for approval of the Final Site Plan also. Mr. Carry said that the submission does not meet the requirements for a Final Site Plan. He said that he looked through the Code and significant work needs to be done before it is ready for Final Site Plan review.

**Preliminary Site Plan & Special Approval Use
Perrysburg Boat Club
Water Street – South Side Property**

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 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.**

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

6. 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.
7. The Boat Club was provided a variance for 50% of the required parking on the south property.
8. The Boat Club was approved to have parking spaces installed within the required front yard setback on the south property.
9. 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.

This project is situated in the Perrysburg Historic District and new approval will be required from the Historic Landmarks Commission if the most recent site plan is preferred to the version that was approved on January 9, 2017.

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” Park 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 with the exception of lot coverage.

- **Lot Coverage:** The maximum lot coverage percentage for this project site is 20%. Page SUR 1/1 includes a calculation which indicates that the area of the south parcel is 10,320 SF.
Calculation: 10,320
GSF of building (2,050) / lot size (10,320) = 19.86%
- **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 50% parking variance. Any additional required parking beyond those required by the zoning code/variance process will need to be found elsewhere in the area. Public parking cannot be used to satisfy the quantity requirements for off-street parking.

Final Site Plan

- **Parking:** Typically this use would require 21 parking spaces based on the calculation of 1 space for each 75 SF of usable floor area. The GSF of B-2 is 2,050 SF making 1,537.5 SF of that building usable (75%). Due to an approved variance only 50% of the required 21 parking spaces is required for this project site. This application is deficient in terms of parking due to only providing 6 of the required 11 parking spaces. This application does not include building room square footages but it is assumed that the "usable" square footages for this application have been substantially reduced by excluding incorrectly excluding rooms and room features and inflating the allowed deduction for hallways similar to the last planning commission application. Per Ch. 1215.02(81) usable floor area is essentially calculated by starting with the gross square footage and subtracting the square footage of **rooms** that are principally used for storage, hallways, utility areas (i.e. HVAC rooms, etc) and restrooms. Due to the level of detail in these plans there is no choice but to calculate usable square footage as 75% of the gross square footage.
- **Sidewalks:** Public sidewalks (parallel to the right-of-way) are now shown as part of this application but are shown incorrectly. Sidewalks must be 5' wide rather than 4' wide and sidewalks are to be located within the public right-of-way, 1 foot from the right-of-way line. 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:** Based on the number of required parking spaces, this site should include 1 landscape island to be in compliance with the code. The applicants have proposed to eliminate all on-site parking but have not received approval from the BZA to do so.

- **Parking Lot Landscape:** Parking lot landscape is required to meet or exceed 6% of the area of the parking lot. Landscaping within and immediately adjacent to the parking lot can count towards this percentage but any adjacent landscape used in this calculation cannot also be used towards the calculation of the site landscaping. No parking lot landscape calculations have been provided because the site plan indicates that no parking would exist for this building.
- **Site Landscaping:** A landscape plan has been provided but there is no indication that the plan has been prepared by a landscape architect. Per Ch. 1230.01 Intensity & Dimensional Standards at least 10% of the site must be landscaped. The calculation indicates coverage coming from existing trees and new shrubs. Also indicated is the removal of several large trees.
- **Street Tree Plan:** A street tree plan has not been provided as part of this application. Review and approval of the street tree plan is required prior to the issuance of a zoning permit. The L100 sheet does not qualify as a street tree plan due to lacking a planting schedule, standard details, species list and a stamp/signature from a Registered Landscape Architect (RLA).
- **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:** No lighting is indicated on the plan.
- **Building Materials:** The applicant has provided a building material percentage calculation but due to being unable to see the elevation of the building from the east, west or south these calculations cannot be confirmed. Cedar shingles are listed at 81% for building material coverage but it appears that Sheet A200 shows formed concrete on more than half of the building. All building materials will be required to meet the percentages indicated in the zoning code and may need to be re-reviewed by the Historic Landmarks Commission.
- **Trash Receptacle:** The application shows two trash containers located inside a gated exterior space. Further questions should be asked of the applicant to better understand the logistics of trash collection at this location. It will be difficult if not impossible for a traditional garbage truck to collect trash from this location. The code requirements for trash receptacles are located in Ch. 1250.07.
- **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)

7. 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.
8. 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.
9. 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.
10. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
11. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
12. 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:

4. 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.
5. 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."*
6. 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 for the consideration of the preliminary site plan and special approval use and is recommending that these three requests be disapproved for the following reasons:

1. The applicant has not provided the minimum necessary parking facilities for the size of the building and this reduction has not been approved by the Board of Zoning Appeals.
2. Public sidewalks have not been properly designed and located on the site.
3. A proper landscape plan has not been provided. (Registered Landscape Architect)
4. A proper street tree plan has not been provided.
5. The building materials proposed for this building have not been adequately described/shown so no determination can be made as to their compliance with the code.
6. Trash enclosures are inconsistent with Ch. 1250.57 and require additional information on the serviceability of the proposed arrangement.
7. Access for the site is not onto a collector or arterial street.
8. Special Approval Uses are highly dependent upon achieving an approved Preliminary and Final site plan. Due to the recommendation to deny the application for preliminary site plan approval it is recommended that the Special Approval Use also be denied until an acceptable preliminary and final site plan is approved.

Mr. Walters reviewed the above Staff Report. He said that this plan is a change from what was approved by the Historic Landmarks Commission because the six parking spaces have been eliminated and the building will be five feet closer to the Water Street right-of-way. Mr. Walters said that prior to tonight's meeting the Board of Zoning Appeals granted the Boat Club 100% parking relief. Accordingly, the second condition of the specific requirements for Chapter 1235.04(ff) dealing with ingress and egress would not be required. Mr. Walters reviewed the eight recommendations from his Staff Report and had the following comments based on the Board of Zoning Appeals' ruling:

1. No longer valid.
2. The 5' sidewalk location is not correct as shown.
3. A proper landscape plan has not been provided. Landscape plans need to be signed by a registered landscape architect.
4. A proper street tree plan has not been provided.
5. Building materials are needed for Final Site Plan. On the building elevations he could only view two sides.
6. Most commercial establishments have a dumpster with an enclosure. More information is needed on how they will be serviced.
7. No longer valid.
8. Mr. Walters recommended tabling the Special Approval Use until the Final Site Plan review.

Mr. Abair stated that they won't get a lot of trash at this building and they will take it across the street to the other building for a commercial truck to come and empty it on the bulkhead. Ms. McPherson noted that landscape plans signed by a registered landscape architect are not required until the Final Site Plan. She added that the Historic Landmarks Commission reviewed and approved the building material percentages. She said the building will be built into the hillside and only 2' will be exposed. Mr. Walters stated that the Historic Landmarks Commission does not review percentages for building materials. He added that recommendations 2 and 6 would apply to the Preliminary Site Plan. Also, as he implied in his report, the Historic Landmarks Commission would need to review and approve the changes to the plan. Mr. Forquer stated that his comments regarding the previous building apply to this one also.

Jim Hagen, Avenue Road, asked what would happen if the buildings need work done on them since there is no parking. He asked if the contractors would have to carry tools from the public parking spaces. Mr. Abair said the multi-use path will have removable bollards. Mr. Walters stated that the bollards were removed from the contractor's bid. He said they want to make sure people are not driving through Riverside Park, so there may be some controlled access in the future.

Mr. Hudson moved to approve the Preliminary Site Plan for the Perrysburg Boat Club, South Side Property, and Special Approval Use conditioned upon #2 and #6 of the recommendations contained in the Staff Report and upon approval by the Historic Landmarks Commission. Mr. Carry amended the motion to remove the Special Approval

Use. Seconded by Mayor Olmstead. Ayes: Carry, Hudson, Lorenz, Olmstead and Wellstein (5). Nays: Forquer and Nicely (2).

There being no further business, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Mary Jo Sutton