

PLANNING COMMISSION

APRIL 28, 2016

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Byron Choka, Tom Forquer, Seth Hudson, Eric Nicely, Mayor Olmstead and John Wellstein (7). Also present were Karlene Henderson, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Zoning Inspector.

Approval of Minutes

Mr. Forquer moved to approve the minutes of the March 31, 2016 meeting. Mr. Nicely seconded and they were unanimously approved.

Administrator's Report

No report.

Landmark Feature/Signage Request The Reserve

APPLICANT/OWNER/DEVELOPER

Aaron Schoen
Schoen Builders
134 W South Boundary St # B
Perrysburg, OH 43551

REQUEST

Chapter 1215.02 – Definitions: "Landmark Feature/Signage"
Chapter 1235.04(zz) – Landmark Feature & Signage

PROPERTY LOCATION & DESCRIPTION

Location: The applicant has proposed to construct a structure resembling a miniature gate house along Forest Gate Drive near the entrance to the newly created Reserve Subdivision. The proposed structure would be located in the boulevard approximately 20' west of the intersection of Hull Prairie Rd. and Forest Gate Drive.

Property Size: N/A

Parcel: P60-100-604000009500 (located in the City of Perrysburg)

BACKGROUND

The Planning Commission approved the Final Plat of the Reserve Subdivision on 12-17-2015. Due to the unique design and layout of this subdivision which features a long winding road with lots being approximately 470' or more from Hull Prairie Road the applicant has requested to install a unique identifier at the entrance to the subdivision as a visual landmark.

ANALYSIS

Special Approval Uses generally require that two sets of criteria be met in order to grant approval. The first set of requirements is what is referred to as the “general conditions” and the second set is referred to as the “specific conditions”. This is a unique request in that the applicant has proposed to install this landmark feature within a boulevard that is within the public right-of-way.

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

1. The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
2. The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.
3. The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Specific Requirements

Ch.1235.04(zz) Landmark Feature/Signage

Landmarks featuring signage are exempt from the provisions of the zoning code (including the sign code) but shall require City Council approval in accordance with the criteria of the Special Approval Use (SAU). No Landmark Feature/Signage shall be approved by the Planning Commission unless it shall find the following:

1. The feature utilizes materials that are of high quality, and are arranged in a way to be complementary to its surroundings.
2. The feature provides a broad interest or benefit to the public. Any signage or promotion of private enterprise does not in any way dominate the visual impact of the structure or property.
3. Any signage or promotion of private enterprise does not in any way dominate the visual impact of the structure of property.
4. The features shall provide landscaping at its base where possible.

5. If signage is present, the location of the structure is reasonable in relation to the messages provided on it.
6. Landmark feature/signage shall not be placed closer than 1,000' to other established landmark features/signs.
7. The proposed structure shall not pose a danger to visibility or pedestrian/vehicular traffic.
8. Details shall be provided outlining the relief/deviation from the Zoning Code that an approval would grant the applicant.
9. After review, the Planning Commission shall make a recommendation to the City Council. City Council shall hold a public hearing with respect to the proposed use, in accordance with the same procedures as provided for in Chapter 1285, shall review and decide whether or not the use will be permitted in accordance with the criteria of this Zoning Code.

The applicant has provided detailed architectural drawings of the proposed landmark structure (tower) but has not indicated the relief/deviation from the zoning code that this approval would permit. After reviewing the zoning code it appears approval of this request as a landmark feature/sign would allow the applicant to place both a structure and signage within the public right-of-way. Typically a building nor non-governmental signage cannot be placed in the public right-of-way but this special approval use allows for these rules to be suspended if the request is ultimately approved by City Council.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the Special Approval Use request for a Landmark Feature/Sign as proposed. This location is approximately 3,200' north of the intersection of Hull Prairie Road and Roachton Rd. which would likely be the next closest point that may need a landmark sign/feature. It is also recommended that the applicant be required to submit a maintenance agreement to the city of Perrysburg prior to any final approval for construction. This maintenance agreement should clearly define the maintenance responsibility and a removal clause in the event the structure is damaged or not maintained.

Further, it is recommended that a public hearing be set before City Council for June 7, 2016 at 6:25 p.m.

Mr. Walters reviewed the above Staff Report. Aaron Schoen, the applicant, said that the way the subdivision is laid out there is nowhere else to put this. He said there is a lot of natural stone at properties in the area, so he thought this design would fit. Mr. Forquer asked about the location of the structure relative to Mr. Walters' report that states it will be 20' west of the intersection of Hull Prairie and Forest Gate. Mr. Walters said that the Staff Report was written with the assumption that the 20' is from edge of the pavement to the closest edge of the structure. Mr. Choka asked about a landscaping plan. Mr. Walters said that typically landscaping for signage is reviewed internally before the sign permit is issued. Mr. Schoen added that Jon Eckel, Service Director, said that the Street Tree Commission wants to approve any trees since it will be in the right of way. Mr. Hudson

asked if there is a door on the building and Mr. Schoen said there will not be a door. Mr. Hudson asked about the roof material and Mr. Schoen said it will be cedar shake. Mr. Hudson also asked who will be responsible for maintaining the structure. Mr. Schoen said that the homeowners' association will be responsible for maintaining it.

Mr. Forquer moved to recommend approval of the Special Approval Use for a Landmark Feature/Sign as proposed, subject to the comments and recommendations in the Planning and Zoning Administrator's Staff Report and that a public hearing be scheduled before City Council on June 7, 2016 at 6:25 p.m. Mr. Choka seconded and it was unanimously approved.

Final Plat
Sanctuary Plat 8B

APPLICANT/OWNER/DEVELOPER

Retreat Associates
4331 Keystone Drive
Maumee, OH 43537

Greg Boudouris
ESA Engineers, Surveyors & Associates, LLC
5353 Secor Rd.
Toledo, OH 43623

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

The Sanctuary Plat 8B is an R-1 residential subdivision proposed to consist of 10 lots on approximately 7.049 acres. This subdivision is specifically located south of Belfort Drive, east of Cherbourg Lane, and west of Turtle Creek Drive. On a larger more general scale the subdivision is located north of Roachton Road, west of Hull Prairie Road, south of SR65 and east of Willowbend subdivision.

BACKGROUND

The Preliminary Plat was first approved December 4, 2003, and has been extended each year with the most recent request extending approval until February 4, 2017.

Previously Finalized Plats:

Plat 5 - consisting of 21 lots,

Plat 6 - consisting of 20 lots,

Plat 6A - consisting of 14 lots,

Plat 7 - consisting of 40 lots,

Plat 8A - consisting of 6 lots

To date, there are 23 lots that are currently un-platted within this overall subdivision. 13 of the un-platted lots are in Plat 9 and the other 10 are in Plat 8B.

ANALYSIS

- Provide Open Space Fee payment, escrows, and payment items (in accordance with equation below)
- Public Service: An approved street tree plan is to be provided prior to the signing of the final plat.

Open Space Fee Requirement = 7.5% value of 7.049 acres + \$100 per lot.

Total Open Space Fee for Plat 8B (10 lots) = 7.049 acres x (\$ Value per Acre x 7.5%) = \$TBD + \$1,000 (\$100 x 10 lots) for a total of \$TBD.

Notes: Value per acre = No Current Appraisal on File (certified appraisal needed)

Value of 7.049 acres = \$TBD

Per Chapter 1295.07(d), the following payments or escrows shall be provided to the satisfaction of the city prior to signing the final plat of Plat 8B:

Estimate of Construction Costs:

• Roadway and Pavement	\$TBD
• Drainage	\$TBD
• Erosion Control	\$TBD
• Waterline	\$TBD
• Sanitary Sewer	\$TBD
• Sidewalks (4'): (8,212.32 sq.ft. @ \$6.00/sq.ft.)	\$49,273.92
• Curb Ramps: (8 @ \$1,000 each)	<u>\$8,000.00</u>
Total Escrows (+ 20%)	\$TBD

Cash Payment Required:

• Street Lights: (# @ \$1,796.64 each)	\$TBD
• Street Signs: (# of signs x \$150)	\$TBD
• Open Space Fee	\$TBD
• Estimated Inspection Fees (\$2,000 per lot)	<u>\$20,000.00</u>
Total Cash Payment	\$TBD

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve and sign the Final Plat for The Sanctuary Plat 8B subject to the deposit of escrows and payments as outlined in this report.

Mr. Walters reviewed the above Staff Report. Greg Boudouris of ESA was present on behalf of the developer. Mr. Boudouris said that he agreed with Mr. Walters' report.

Diane Bartels, 25874 Cherbourg Lane, asked for a copy of the final plat.

Tom Brown, 25786 Cherbourg Lane, said that he lives behind Plat 9 of the Sanctuary and he is concerned because they brought in a lot of dirt and the houses are raised up six to ten feet higher than his. He said that when he looks out his kitchen window he is looking at the level of grass. A drain was put in, but his yard floods before the water hits the drain. Mr. Walters explained that the Planning Commission does not review the elevation portion of the plat. Mr. Brown was provided with contact information for the Director of Public Utilities.

Tom Upton, 25844 Cherbourg Lane, asked about the road configuration and if there would still be a cul-de-sac.

Mr. Forquer moved to approve the Final Plat for Sanctuary Plat 8B subject to the comments and recommendations in the Planning and Zoning Administrator's report. Mr. Carry seconded and it was unanimously approved.

Final Plat Sanctuary Plat 9

APPLICANT/OWNER/DEVELOPER

Retreat Associates
4331 Keystone Drive
Maumee, OH 43537

Greg Boudouris
ESA Engineers, Surveyors & Associates, LLC
5353 Secor Rd.
Toledo, OH 43623

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

The Sanctuary Plat 9 is an R-1 residential subdivision proposed to consist of 13 lots on approximately 9.3 acres. This subdivision is specifically located south of Belfort Drive, east of Cherbourg Lane, and west of Turtle Creek Drive. On a larger more general scale

the subdivision is located north of Roachton Road, west of Hull Prairie Road, south of SR65 and east of Willowbend subdivision.

BACKGROUND

The Preliminary Plat was first approved December 4, 2003, and has been extended each year with the most recent request extending approval until February 4, 2017.

Previously Finalized Plats:

Plat 5 - consisting of 21 lots,

Plat 6 - consisting of 20 lots,

Plat 6A - consisting of 14 lots,

Plat 7 - consisting of 40 lots,

Plat 8A - consisting of 6 lots

To date, there are 23 lots that are currently un-platted within this overall subdivision. 13 of the un-platted lots are in Plat 9 and the other 10 are in Plat 8B.

ANALYSIS

- Provide Open Space Fee payment, escrows, and payment items (in accordance with equation below)
- Public Service: An approved street tree plan is to be provided prior to the signing of the final plat.

Open Space Fee Requirement = 7.5% value of 9.306 acres + \$100 per lot.

Total Open Space Fee for Plat 9 (13 lots) = 9.306 acres x (\$ Value per Acre x 7.5%) = \$TBD + \$1,300 (\$100 x 13 lots) for a total of \$TBD.

Notes: Value per acre = No Current Appraisal on File (certified appraisal needed)

Value of 9.306 acres = \$TBD

Per Chapter 1295.07(d), the following payments or escrows shall be provided to the satisfaction of the city prior to signing the final plat of Plat 9:

Estimate of Construction Costs:

• Roadway and Pavement	\$TBD
• Drainage	\$TBD
• Erosion Control	\$TBD
• Waterline	\$TBD
• Sanitary Sewer	\$TBD
• Sidewalks (4'): (6,931.72 sq.ft. @ \$6.00/sq.ft.)	\$41,590.32
• Curb Ramps: (6 @ \$1,000 each)	<u>\$6,000.00</u>

Total Escrows (+ 20%)	\$TBD
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Cash Payment Required:

- | | |
|---|--------------------|
| • Street Lights: (# @ \$1,796.64 each) | \$TBD |
| • Street Signs: (# of signs x \$150) | \$TBD |
| • Open Space Fee | \$TBD |
| • Estimated Inspection Fees (\$2,000 per lot) | <u>\$26,000.00</u> |

Total Cash Payment	\$TBD
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RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve and sign the Final Plat for The Sanctuary Plat 9 subject to the deposit of escrows and payments as outlined in this report.

Mr. Walters reviewed the above Staff Report. Mr. Boudouris said that he is in agreement with Mr. Walters' report.

Mr. Forquer moved to approve the Final Plat for Sanctuary Plat 9 subject to the comments and conditions in the Planning and Zoning Administrator's report. Mr. Carry seconded and it was unanimously approved.

***Final Site Plan
Holiday Inn Express
Carronade Drive***

APPLICANT

Ramesh Patel
Sunrise Hospitality, Inc.
27350 Lake Vue Dr.
Perrysburg, OH 43551

The JDI Group
360 W. Dussel Dr.
Maumee, OH 43537

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The proposed project is located on parcel #s Q61-400-090105001007, Q61-400-090105005000 and Q61-400-090105004000. These properties are located north of

Carronade Drive, east of Hulls Trace Drive and south of Candlewood Suites. The property is approximately 5.584 acres in size and is zoned C - 4 Highway Commercial. All adjacent city property on the north side of Carronade Drive is also zoned C-4. The Kroger property on the south side of Carronade Drive is zoned C-3 Community Shopping. Because this project is proposed to span more than one parcel it is recommended to require a lot combination to achieve the layout as shown.

ANALYSIS

Land Use – The requested use has been reviewed and determined to be “Motel / Hotel” which is a Special Approval Use (SAU) in C-4 zoning districts. (Previously approved by the planning commission)

Site Layout – The proposed hotel is shown in an east/west orientation with the front door area facing the curved area of Carronade Drive. Parking for the hotel, restaurant and meeting room is located on 3 of the 4 sides of the building. No on site detention area is shown due to the applicant’s plan to provide underground storage of storm water.

Dimensional Standards - The proposed building shown on the Site Plan is consistent with the dimensional standards of Chapter 1230 with regard to setbacks. The height of the building is in excess of the height requirement for this zoning district but the applicant has obtained a height variance from the Board of Zoning Appeals (BZA application 21-15) to allow a building height of up to 52 ½ feet.

Access – The subject location currently has no curb cuts onto Carronade Drive, Hulls Trace Drive or Lake Vue Drive. There are three curb cuts proposed as part of this project, one on Carronade, one on Lake Vue Drive and one on Hulls Trace Drive. All proposed drives are shown to be in compliance with the required spacing distance from existing streets and drives.

Parking – The parking requirement for this use was calculated at 233 required spaces with 223 spaces provided. The previous submission for this site featured parking in the required front yard but this revised site plan has expanded the parking area to the west to avoid a major parking shortfall as well as parking in the front yard. Overall, this plan appears to be dimensionally consistent with the requirements of the zoning code and the previously suggested/requested revisions (during the preliminary site plan review) were incorporated into this site plan.

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

Parking Lot Landscape – Per sheet L1.00, 6.7% of the parking lot is shown to be landscaped (7,472 SF of the overall 113,813 SF of parking lot area). 6% is the minimum required amount.

Site Landscaping – The applicant has provided landscape on over 30% of the site. The code requires a minimum coverage percentage of 10%. (68,711 SF of landscape on a site that is 226,346 SF in size)

Sidewalks – Sidewalks are shown along the entire frontage of the property and a section of sidewalk from Carronade Drive to the front entrance has also been provided. A crosswalk needs to be added across the drive demarcating the crossing to the front entrance. This crosswalk should be demarcated with different pavement material as paint is not effective long term.

Lighting – The applicant has provided both a lighting detail/placement sheet as well as a photometric plan (Sheets E1.0 and E1.0a). Per Ch. 1250.43 lighting must be limited to 30' in height and the lighting plan does not describe the height of the selected fixtures. The plan does indicate the fixtures are equipped with side-shields and the photometric plan does not indicate any substantial light spillage outside the project site. Page E.01 shows 3 light pole fixtures within striped parking spaces. It is recommended to require that these poles be relocated to a grass area or a landscape island.

Building Materials/Elevations – The building material percentages have not been calculated for this project on Sheet A.2.1 but a visual review of the building proportions and selected materials would suggest that this building would meet the requirements of Ch. 1250.48. The most limiting factor for this building would be the maximum percentage of EIFS at 50% but again, this building appears to satisfy that requirement through the use of additional brick and block.

Street Tree Plan – The submitted 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 with the next meeting taking place on May 2nd.

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.*

Waste Receptacles – Receptacles shall be in accordance with Ch. 1250.57. The proposed location of the waste receptacle is not technically in compliance with the zoning code which states that waste receptacles should be located in a rear yard or a non-required side yard but it was determined that because of the uniqueness of the lot in relation to streets, this was the most reasonable and practical location to use.

General Engineering - The applicant shall submit and obtain City of Perrysburg engineering approvals for site civil construction plans, including pavement and drainage, water, storm and sanitary sewer prior to a zoning permit being issued. A zoning permit is required prior to Wood County issuing a building permit. Additionally, a pre-construction meeting is required prior to permitting by the City of Perrysburg. **A new requirement of the city of Perrysburg is that an initial upfront payment of inspection fees shall be provided prior to the issuance of a zoning permit. The required deposit for inspection fees for this project will be \$12,000. (rounded to 6 acres x \$2,000 per acre).**

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the final site plan for the Holiday Inn & Suites project subject to the following conditions:

1. The crosswalk to the front of the building be demarcated by the use a different color and different material than the surrounding asphalt.
2. The 3 light poles along the eastern side of the property be installed in a nearby grass area or landscape islands.

Mr. Walters reviewed the above Staff Report. Ramesh Patel and Tom Worline of the JDI Group were present. Mr. Forquer asked about the status of the lot combination and Mr. Worline said that he believes it is completed. Mr. Forquer asked Mr. Walters if he is comfortable with the number of parking spaces since it is less than the required number. Mr. Walters said that he is comfortable with it and the reduction is because of some of the changes requested by the City.

Mr. Forquer moved to approve the Final Site Plan for the Holiday Inn Express on Carronade Drive subject to the comments and recommendations in the Planning and Zoning Administrator's report. Mr. Carry seconded and it was unanimously approved.

Other Business

The Commission had a discussion regarding whether the amount of sales revenue or the amount of square footage of a business should be used to classify its primary use. No action was taken.

There being no further business, the meeting adjourned at 7:57 p.m.

Respectfully submitted,

Mary Jo Sutton