

PLANNING COMMISSION MEETING

APRIL 15, 2021

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

APPROVAL OF MINUTES

Mr. Bade moved to approve the minutes of the February 25, 2021 meeting as written. Seconded by Ms. Williams. Ayes: Bade, Mackin, Wellstein, and Williams (4). Nays: (0). Abstain: Pickerel (1).

ADMINISTRATOR'S REPORT

No report.

Preliminary Plat Extension Coventry Pointe Subdivision

APPLICANT/OWNER/DEVELOPER

Steve Mitchell
Summerfield Perrysburg Development, Ltd.
3150 Republic Blvd., Suite 3
Toledo, OH 43615

Feller Finch and Associates, Inc.
1683 Woodlands Drive, P.O. Box 68
Maumee, Ohio 43537

REQUEST

Chapter 1295.06(i) – Preliminary Plat Extension

PROPERTY LOCATION & DESCRIPTION

The overall Coventry Pointe Subdivision is proposed to consist of 155 lots and is located north of Five Point Road and west of Fort Meigs Road. The subject property (74.86 acres) is currently zoned R-3 (Single Family Residential).

BACKGROUND

On April 25, 2019 the Planning Commission approved the Preliminary Plat for the Coventry Pointe Subdivision.

On October 24, 2019 the Planning Commission approved the Final Plat for Coventry Pointe Plat 1 which consisted of 22 lots.

ANALYSIS

The Code requires a minimum lot area of 11,600 S.F. for R-3 Zoning. Dimensions of the lots were not provided to verify continued compliance.

The subject property shall be subject to Chapter 1295 – Subdivision Regulations.

Preliminary Plat approval shall be effective for a maximum period of twenty-four (24) months unless, upon application of the Developer, the Planning Commission grants an extension. If the Final Plat has not been recorded within this time limit, the Preliminary Plat must again be submitted to the Planning Commission for approval.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the Preliminary Plat Extension for Coventry Pointe Subdivision which shall be valid until April 15, 2023 with the requirement that the applicant resubmit the Preliminary Plat to the Planning & Zoning Division showing the lot dimensions as consistent with the previously approved Preliminary Plat.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary Plat Extension for the Coventry Pointe Subdivision. The applicants were not present. Ms. Williams confirmed that the lot sizes have not changed. There were no comments or questions from the Commission, nor the public.

Mr. Bade moved to approve the Preliminary Plat Extension for Coventry Pointe Subdivision with the conditions in the recommendation from the Planning and Zoning Deputy Administrator. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

Final Plat Hawthorne Plat 7

APPLICANT/OWNER/DEVELOPER

Hawthorne DEV, Inc.
Mr. Mark Rich, President

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

Hawthorne is an R-3 residential subdivision originally proposed to consist of 242 lots. This subdivision is located south of Coe Ct., north of Roachton Rd., and is immediately west of the CSX railroad tracks. The entire subdivision is comprised of approximately 107.8 acres.

Plat 1 consists of 30 lots on approximately 12.456 acres and was finalized on December 19, 2013.

Plat 2 consists of 28 lots on approximately 17.647 acres and was finalized on March 26, 2015.

Plat 3 consists of 25 lots on approximately 10.263 acres and was finalized on November 19, 2015.

Plat 4 consists of 20 lots on approximately 9.802 acres and was finalized on November 17, 2017.

Plat 5 consists of 27 lots on approximately 10.010 acres and was finalized December 13, 2018.

Plat 7 as proposed contains 20 lots on approximately 8.818 acres.

BACKGROUND

The Preliminary Plat of Hawthorne was approved by the Planning Commission on July 25, 2013 by a vote of 7 to 0. The Preliminary Plat has been extended at each request by the applicant and the development of this subdivision has occurred without significant delay.

ANALYSIS

The staff has reviewed the Final Plat for Plat 7 and approved with the following comments:

- Provide Open Space Fee payment (in accordance with equation below)

Per Chapter 1295.05 (a)(7)(c)(1), Planning Commission, on July 25, 2013, approved 2.91 acres (originally shown as 2.83 acres) of open space in lieu of an Open Space Fee for a portion of the subdivision in accordance with the following formula.

Open space requirement = 2.91 acres of donated land + 7.5% value of 49.6 acres + \$100 per lot.

Notes: Value per acre = \$10,807.05 (certified appraisal)

Value of 49.6 acres = \$536,029.68

7.5% of 49.6 acres = \$40,202.23

Total Open Space Fee for Plat 1 (30 lots) = 12.456 acres x (\$10,807.05 x 7.5%) = \$10,095.95 + \$3,000 (\$100 x 30 lots) for a total of \$13,095.95.

Total Open Space Fee for Plat 2 (28 lots) = 17.647 acres x (\$10,807.05 x 7.5%) = \$14,303.40 + \$2,800 (\$100 x 28 lots) for a total of \$17,103.40.

Total Open Space Fee for Plat 3 (25 lots) = 10.263 acres x (\$10,807.05 x 7.5%) = \$8,318.42 + \$2,500 (\$100 x 25 lots) for a total of \$10,818.42.

Total Open Space Fee for Plat 4 (20 lots) = 9.802 acres x (\$10,807.05 x 7.5%) = \$7,944.80 + \$2,000 (\$100 x 20 lots) for a total of \$9,944.80.

Total Open Space Fees paid to date (Plat 1 – Plat 4) = \$40,662.57

Total Open Space Fee for Plat 5 (27 lots) = -\$460.34 (overpaid by developer)

No additional open space fee will be due (including “per lot fee”) for the rest of the development.

Per Chapter 1295.07(d), the following escrows shall be provided to the satisfaction of the City prior to signing the Final Plat of Plat 7:

Estimate of Construction Costs:

- Roadway and Pavement \$TBD
- Drainage \$TBD

• Erosion Control	\$TBD
• Waterline	\$TBD
• Sanitary Sewer	\$TBD
• Sidewalks (5'): (12,526.90 sq.ft. @ \$6.00/sq.ft.)	\$59,604.90
• Curb Ramps: (@ \$1,000 each)	\$6,000.00
• Street Lights: (@ TBD each)	\$0
• Street Signs: (# of signs x \$150)	<u>\$TBD</u>
Total Escrows	\$TBD

RECOMMENDATION

The Planning & Zoning Deputy Administrator recommends that the Planning Commission approve the Final Plat for Hawthorne Subdivision Plat 7 subject to the deposit of escrows and payment of all other fees.

Mr. Easterling reviewed the above Staff Report regarding the Final Plat for Hawthorne Plat 7. Developer Mark Rich was present. Mr. Easterling noted that updated Mylars would need to be submitted to reflect changes to Wood County Recorder and Planning Commission Chairperson. There were no comments or questions from the Commission, nor the public.

Mr. Pickerel moved to approve the Final Plat for Hawthorne Plat 7 subject to the conditions in the Staff Report. Seconded by Ms. Williams. Ayes: (6). Nays: (0).

Final Plat Canterbury Plat 3

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 total. This subdivision is located south of Roachton Road, and east of Hull Prairie Road. The entire subdivision is approximately 204.3 acres and borders Perrysburg Intermediate School on the south and east sides.

Plat 1 consists of 37 non-contiguous residential lots in addition to common space lots A - F on approximately 25.401 acres and was finalized May 25, 2017.

Plat 2 consists of 29 non-contiguous residential lots on approximately 13.984 acres and was finalized July 25, 2019

BACKGROUND

The current version of the Preliminary Plat of Canterbury was approved by the Planning Commission on February 4, 2016. Since this time the overall Preliminary Plat has been renewed and is currently active/valid until February 25, 2023.

ANALYSIS

The plat layout for Plat 3 is compliant with the Preliminary Plat that is currently active for this area. The number of lots, street layout and arrangement of lots is the same as originally proposed within the subdivision Preliminary Plat. All lots shown conform to all necessary dimensional requirements. The staff has reviewed the Final Plat for Plat 3 and approved with the following comments:

Open Space Requirement = There are three ways to satisfy the Open Space Requirement for subdivision development. The first option is to provide 5% of the area of the subdivision as Open Space (cannot include detention/retention areas). The second option is to provide a cash in-lieu payment in an amount equal to 7.5% of the value of the undeveloped land and the third option is to dedicate an equivalent amount of land (5%) elsewhere in the city. Per the layout of this plat the developers will be required to provide a payment for 7.5% of the value of the undeveloped land. A recent appraisal (within the last 5 years) will be required to determine the value of this property.

Per Chapter 1295.07(d), the following escrows and fees attached to this report shall be provided to the satisfaction of the city prior to releasing the signed copy of the final plat:

ESCROWS

Roadway & Pavement
Drainage
Erosion Control

PAYMENT ITEMS

Street Signs
Street Lights
Open Space Fee

Waterline
Sanitary Sewer
Sidewalks
Curb Ramps

RECOMMENDATION

The Planning & Zoning Deputy Administrator recommends that the Planning Commission approve the Final Plat for Canterbury Plat 3 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. Easterling reviewed the above Staff Report regarding the Final Plat for Canterbury Plat 3. Developer Mark Rich was present. There were no comments or questions from the Commission, nor the public.

Mr. Pickerel moved to approve the Final Plat for Canterbury Plat 3 subject to the conditions in the Staff Report. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

Preliminary & Final Site Plan Perrysburg High School – Portable Classroom 13385 Roachton Road

APPLICANT/OWNER/DEVELOPER

Dave Serra
The Collaborative, Inc.
One SeaGate, Park Level 118
Toledo, OH 43604
dserra@TC.design

Tom Hosler, Superintendent
Perrysburg Schools
140 E. Indiana Ave.
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 is located at 13385 Roachton Road near the southeast corner of Roachton Road and Ft. Meigs Road. The property is currently used as Perrysburg High School and features various athletic fields/uses on the southern end of the property. The overall site is approximately 70 acres in size and is currently zoned “INS” Institutional.

Property Size: approximately 70.03 acres

Parcel: currently part of parcel # Q61-100-240000007500

BACKGROUND

Perrysburg High School is experiencing an increasing number of enrolled students and has been looking at both short term and long term ways to accommodate this growth in its student population. The short term answer to this population increase is to provide for a stand-alone portable classroom unit near the existing academic building.

Additionally, it is important to note that Perrysburg School District enjoys a certain amount of flexibility from local zoning laws due to its educational status with the state of Ohio and as a result this review will be somewhat limited in scope due to the relatively minor addition to the larger campus.

ANALYSIS

The applicants have provided a Site Plan as well as a Landscape Plan for this request.

Site Layout – The proposed Site Plan indicates the addition of a portable classroom unit to be placed near the northeast corner of the existing academic building between the building and the student parking lot. The accessory building is shown to be at least 10’ from the primary building. Landscape has been added on the plan on the north and east sides of the building to soften the look from the areas of public view. Additionally, there is also a switchback handicap ramp shown on the south side of the building.

Building Materials/Elevations: The applicant has not provided building elevations for the selected portable unit but typically these units are sided with either wood siding or vinyl siding.

General Engineering: Due to the limited scope of work with this project the applicant shall only be required to submit and obtain City of Perrysburg Storm Water approval from the Dept. of Public Service (Lauren Rush) based on the increase of additional impervious area. Documentation of approval shall be required prior to zoning permit being issued. A zoning permit is required prior to Wood County issuing a building permit. Additionally, a pre-construction meeting is NOT required prior to permitting by the City of Perrysburg for this project.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed all necessary information for the consideration of the Preliminary and Final Site Plan and recommends approval.

Mr. Walters reviewed the above Staff Report regarding the Preliminary and Final Site Plan for a Portable Classroom Addition at Perrysburg High School at 13385 Roachton Road. Mr. Walters noted that mediation is possible with the School Board if there is concern with recommendations from the Planning Commission. The applicants were not present. Mr. Bade and Ms. Williams added that they appreciate the landscaping that was provided, and Mr. Walters stated that it will soften the look of the portable classrooms. Mayor Mackin noted that building elevations were not provided, and Mr. Walters confirmed that these portable classrooms will be similar to the units at Perrysburg Junior High School. Mr. Pickerel asked how temporary or permanent this structure is, and Mr. Walters said that it's levy dependent, and added that there are studies on other options available per building. Mayor Mackin confirmed that the high school was specifically designed to be built out to the north. Mr. Wellstein said that he is not in favor of the proposed vinyl siding, and added that he would prefer the unit match Perrysburg High School in materials used. Mr. Walters said that it would be challenging to match the brick from the high school due to the weight of the material with the pre-fabrication of this unit. There were no comments or questions from the Commission, nor the public.

Mr. Wellstein moved to grant conditional approval to the Preliminary and Final Site Plan for a Portable Classroom Addition at Perrysburg High School at 13385 Roachton Road with the caveat that vinyl siding not be used. Seconded by Mayor Mackin. Ayes: (6). Nays: (0).

Mr. Pickerel asked if there is a possibility to move the portable classroom to the south or rotating it around to align to the north, and if it's possible to relay this consideration of the proposed location to the School Board. Mayor Mackin suggested that the future plans for building expansion to the north would prohibit locating the portable classroom in that location. Mr. Walters said that it's his understanding that the proposed location is a shorter distance for the students to access the portable classroom.

***Special Approval Use
Michels Corporation
26933 Eckel Road***

APPLICANT/OWNER/DEVELOPER

Jim Luther
Michels Corporation
817 Main Street
Brownsville, WI 53006

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table

Chapter 1235.02(d) – SAU – Standards

Chapter 1235.04(bb) – Outside Storage

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the west side of Eckel Road just north of the CSX railroad tracks and east of the Indian Meadows neighborhood. This property is currently the home of and owned by Michels Corporation.

Property Size: approximately 32.47 acres

Parcel(s): Q61-100-654406003001, Q61-100-654406001002, Q61-100-654406001002, Q61-100-654406003001, Q61-100-654103048000, Q61-100-654103049000

Zoning: I-2 – General Industrial

BACKGROUND

This property and building were formerly Welded Construction, which closed and sold the building and property to the Michels Corporation in 2019. The applicant has since stored equipment and materials throughout the property and was notified by the Planning and Zoning Division that a Special Approval Use was needed to store the materials and equipment outside. The applicant has been approved by the Board of Zoning Appeals to construct an eight (8) foot fence to shield the view of the materials from neighboring properties (approved March 2021).

ANALYSIS

This particular Special Approval Use includes both “general conditions” from Ch. 1235.02(d) and a set of “specific conditions” from Ch. 1235.04(bb) as outlined below.

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

3. 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.
4. 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.

5. 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.
6. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
7. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
8. 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(bb)

1. A solid wall, earthen berm at least eight (8) feet in height shall be provided around all sides of the area abutting residential, office or commercial zoning district and shall be provided on all sides visible from public streets. Such wall or berm shall be of sound construction, painted or otherwise finished neatly and inconspicuously. Such fence, wall or berm shall be of permanent finish and construction. Outdoor display of items for sale shall not be located on any required parking area.
2. Ingress and egress to the facility shall be only from an arterial street. The City may approve access to a collector street if the City finds that such access point will further minimize impacts on other properties.
3. The minimum lot or parcel size shall be five (5) acres
4. Adequate parking and unloading facilities shall be provided at the site so that no loaded vehicles at any time stand on a public right-of-way awaiting entrance to the site.

RECOMMENDATION

The Deputy Planning and Zoning Administrator has reviewed the application for Special Approval Use and recommends that the Planning Commission approve the request for a Special Approval Use for Michels Corporation.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Michels Corporation at 26933 Eckel Road. Jim Luther, Michels Corporation, was present via AT Teleconference, and added that they are trying to comply with City requirements. Mr. Easterling confirmed that the fencing will screen along six properties that are directly affected as noted in red along the site plan. There was a brief discussion about where the current fence starts and stops along the northern and southern property lines, and the Commission agreed that these properties will need to be screened from the Michels property. Mr. Luther confirmed that the existing fence will be removed and erect a new fence in its place. Mayor Mackin asked if the gap will be maintained between the residential privacy fences and the Michels fence, and Mr. Luther said that they would like to keep the vegetation neat and clean. Mr. Walters added that the Code allows the two

separate fences to be close together (minimum distance is twelve (12) inches), and suggested that Michels Corporation spray an herbicide between the two fences a few times a year. Mr. Luther stated that at other locations Michels has left the chain-line fence about four (4) inches off of the ground to allow for the overgrowth to be cut, and that this consideration can be taken at Eckel Road too.

Lee Noward, 664 Little Creek, was present and showed pictures from the rear of his property with regards to the Michels property to the Planning Commission. He asked if an eight (8) foot fence will be enough to guarantee relief from the equipment and noise, and Mr. Easterling added that an eight (8) foot fence is the maximum height allowed by Code. There was a brief discussion about an acceptable distance between the two fences. Mr. Easterling noted that the Planning and Zoning Committee of Council is currently reviewing legislation for a “green screen” view for residents and commercial properties. Mr. Noward added that he has lived on Little Creek for nineteen years and that the use of Michels is more active compared to the previous occupants (Welded Construction).

Khalid Elshamy, 660 Little Creek, was present and said that he has lived there for fifteen or sixteen years, and that the noise on the weekends is loud and that it starts early at 6 A.M. He said that it was his understanding that the use of Michels is just for storage of equipment, and added that previously with Welded Construction that there was no noise on the property and that it was strictly outdoor storage. Mr. Walters confirmed that the City’s noise ordinance states that work cannot begin before 6 A.M. or after 10 P.M. Mr. Walters asked Mr. Luther if from an operational standpoint if Michels can accommodate the neighbors’ concerns, and Mr. Luther agreed that they can try to accommodate. Mr. Luther said that he can ask that daily operations start later on the weekends on site, and added that they do cross-country hauling and so he cannot guarantee when they drop their trailers as their hours of operation are 6 A.M. to 10 P.M. Mr. Luther noted that he can provide the neighbors with contact information for Josh Rose and Rachel Fetchik at the local Michels facility that are over daily operations. There were no comments or questions from the Commission, nor the public.

Mr. Bade moved to grant conditional approval based on the feedback with the fence location and noise mitigation for the Special Approval Use for the Michels Corporation at 26933 Eckel Road. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Heather Alfaro