

PLANNING COMMISSION MEETING

MARCH 26, 2015

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Chris Carry, Tom Forquer, Seth Hudson, Eric Nicely and Therese Witt. (5). Absent: Byron Choka and Mayor Olmstead (2). Also present were Mathew Beredo, Law Director and Brody Walters, Planning and Zoning Administrator.

Approval of Minutes from the February 26, 2015 Meeting

Mr. Hudson moved to approve the minutes of the February 26, 2015 meeting as written. Mr. Forquer seconded. Ayes: Carry, Forquer, Hudson, and Nicely (4). Abstain: Witt (1).

Administrator's Report

Mr. Walters stated that on next month's agenda there will be two Code Amendments. The first deals with wind turbines in I2 zoned areas and the second is regarding definitions. There might also be assignment of permanent zoning for newly annexed property.

Hawthorne Subdivision

Plat 2

Final Plat

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 as part of this request is now proposed to consist of 28 lots rather than the 30 lots indicated on the original preliminary plat. The loss of 2 lots comes from slightly increasing the lot sizes in the Howald Farm Court cul-de-sac.

BACKGROUND

The Preliminary Plat of Hawthorne was approved by the Planning Commission on July 25, 2013 by a vote of 7 to 0. Since the preliminary plat was approved, the developer and the City of Perrysburg have worked together to complete the “land swap” and rezoning that was necessary to construct the northern portion of the subdivision as proposed. The “land swap” involved the developer extending/connecting Ringle Road to the south in exchange for a small portion of city owned land south of the “wooded area” and a portion of City owned land south of the current Dwyer Drive.

ANALYSIS

The staff has reviewed the final plat for plat 2 and approved with the following comments:

- Buffer Lots “C” and “D” are to be dedicated to the City of Perrysburg at the time of final plat approval/recording.
- Provide Open Space Fee payment (in accordance with equation below)

Public Service: A street tree plan is to be provided prior to the signing of the final plat.

Per Chapter 1295.05 (a)(7)(c)(1), Planning Commission, on July 25, 2013, approved 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 = 2.83 acres of donated land + 7.5% value of 51.2 acres + \$100 per lot.

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.**

Notes: Value per acre = \$10,807.05 (per certified appraisal)
Value of 51.2 acres = \$553,320.96
7.5% of 51.2 acres = \$41,499.07

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 2:

Estimate of Construction Costs:

• Roadway and Pavement	\$TBD
• Drainage	\$TBD
• Erosion Control	\$TBD
• Waterline	\$TBD
• Sanitary Sewer	\$TBD
• Sidewalks: (15,614.95 sq. ft. @ \$6.00/sq. ft.)	\$93,689.70
• Curb Ramps: (12 @ \$1,000 each)	\$12,000.00
• Street Lights: (4 @ \$1,796.64 each)	\$7,186.56
• Street Signs: (# of signs x \$150)	<u>\$TBD</u>

Total Escrows	\$TBD
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RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Hawthorne subdivision Plat 2 subject to the comments and recommendations in this report including the deposit of escrows and open space fees.

Mr. Walters reviewed the above report and added that the street tree plan is on file so that comment can be disregarded. Mark Rich was present to answer any questions that the Commission may have. Ms. Witt asked if the street names have changed. Mr. Rich said that he changed names that the City said conflicted with existing street names. Ms. Witt asked if it is typical to have costs to be determined. Mr. Walters said that it is normal and either the improvements will be installed or escrow accounts will be established before the final plat is signed. Mr. Forquer confirmed that the land swap was approved by City Council. Mr. Walters said that it was approved. Mr. Forquer asked about the purpose of buffer lots C and D. Mr. Walters said that they provide connectivity for future development. Mr. Walters noted that on the plans Woods Edge is labeled as Road in some spots and Drive in others.

Mr. Carry moved to approve the Final Plat of Plat 2 for the Hawthorne Subdivision subject to the comments and recommendations in the Planning and Zoning Administrator's report. Mr. Nicely seconded and it was unanimously approved.

Other Business

The Commission had a discussion on whether it would be appropriate to establish a sunset date for Preliminary Plats that were approved prior to the 2006 Code Amendment and have been routinely extended each year to be brought up to the current requirements. Mr. Walters noted that the Commission has a chance to review the plats each year and they do not have to be rubber stamped.

Mr. Walters thanked Mr. Beredo for his work with the Planning Commission and wished him well in his future endeavors.

There being no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mary Jo Sutton