

PLANNING COMMISSION MEETING

FEBRUARY 28, 2013

The meeting was called to order at 7:00 p.m. by Chairman Greg Bade. Commission members present were: Byron Choka, Greg Bade, Chris Carry, Mayor Evans, Tom Forquer and Therese Witt. (6). Absent: Jim Pollock (1). Also present were: Tom King, Planning and Zoning Administrator, and Brody Walters, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES FROM THE JANUARY 31, 2013 MEETING

Mayor Evans moved to approve the minutes of the January 31, 2013 meeting as submitted. Mr. Carry seconded and they were approved 5-0. Ayes: Bade, Carry, Evans, Forquer, Witt (5). Abstain: Choka (1).

ADMINISTRATOR'S REPORT

Mr. King reviewed the items that have been received for the next meeting including a final site plan for V Couture and a plan for the Easter Seals to locate a manned trailer in the parking lot at Big Lots.

Preliminary and Final Site Plan Review Lock-It-Up Storage 12400 Williams Road

APPLICANT/OWNER/DEVELOPER

John Sperry
DuBose & Associates, Inc.
Design and Consulting Engineers
350 S. Reynolds Road, Suite B
Toledo, Ohio

Tolson Investments
6591 West Central Avenue
Toledo, Ohio

REQUEST

Chapter 1260 – Site Plan Review

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 12400 Williams Road just east of SR25 on the north side of Williams Road. To the north of the property is the I-475/US23 right-of-way, to

the east a construction equipment company, to the south between Lock-It-Up and Williams Road is an industrial use and to the east is vacant land. The subject property is 6.295 acres and is zoned I-1 (Light Industrial) as are the adjacent properties. See Exhibit A.

BACKGROUND

The applicant proposes to build a 10,401 sq ft self storage building, a permitted use at the east edge of the site where two previous approvals have been granted by Planning Commission to construct a self storage building at this location. In 2011 an approval was granted for a 4,160 sq ft building and in 2008 the approval was granted for a 6,200 sq ft building. Neither building proceeded to construction.

Per Chapter 1230.01 – Intensity and Dimensional Standards - The required side yard for areas zoned I-1 is 25' or 50' for combined side yard totals. The BZA can grant a zoning exception of up to 50% of the required side yard, or up to 12'- 6". At their meeting of February 11, 2013 the Board of Zoning Appeals (BZA) approved a zoning exception of twelve feet six inches (12'- 6") from the required twenty-five (25) feet on the easterly side yard as was similarly approved in 2008 and 2011.

ANALYSIS

The submitted plans for this project dated January 30, 2013 have been found to be consistent with the dimensional standards of Chapter 1230, and the Site Design Standards of Chapter 1250 except for the following qualifications and comments:

Chapter 1230 – Intensity and Dimensional Standards - Reduction of the 25' side yard requirement was approved by the Board of Zoning Appeals. The required landscaped area of 15% of the site will be met by conversion of the gravel area along this eastern lot line along with other green area around the perimeter of the site. Establishment of a grass swale along the property line removing a gravel area will assist to meet the storm water storage requirement for the added building area.

1250.02 - 1250.06 – Parking – Self storage uses are required to provide one parking space per employee and one space for each fifty (50) storage units. Eleven parking spaces are provided at the office, however, the aisle is 30' in width allowing 2 way traffic and one row of parallel parking. No outdoor storage of recreational vehicles or trailers is proposed. If it were Special Approval Use is required.

1250.09 – 1250.22 – Landscaping – The submitted landscape plan is the same as was approved in July, 2011 following the Planning Commission approval and similar to what was approved in 2008 with landscaping grouped opposite the end of buildings on the north perimeter and along the east perimeter. See the June 2011 minutes attached. The same numbers of plantings are maintained in the same location. The code standard is peripheral landscaping between parking area and abutting property lines. The plans include a maintenance notes for weekly manual watering as needed. A June 1, 2012 letter from City Administrator John Alexander assured this was acceptable if the

landscape plan is maintained. The property owner will be responsible for all replacement landscaping to maintain the approved plantings.

1250.45 – 1250.481 – Building Wall Materials – The submitted building elevations depict split face block on the east and north faces of the new building along with steel siding in compliance with the 75% maximum for metal sheeting. Colors of all new materials are to match the existing buildings. There are additional requirements for facades in excess of 100 feet: that they “incorporate recesses and projections”, include a repeating pattern with color, material or texture change or change in plane, and roof line to change every 100 linear feet. However, these features appear to conflict with the purpose and functionality of a storage building and were not referenced in the 2008 nor 2011 staff review.

RECOMMENDATION

The Planning and Zoning staff recommends that the Planning Commission approve the Preliminary / Final Site Plans for the construction of one 10,401 sq ft self storage building for Lock-It-Up Storage, located at 12400 Williams Road subject to City of Perrysburg construction approvals for site civil construction plans prior to a zoning permit being issued, with the condition that maintenance of the approved landscape plantings is a continuing responsibility of the property owner.

Mr. King reviewed the above Staff Report. John Sperry of Thomas DuBose and Associates was present to represent the applicant. He said that they concur with the comments and recommendations in the Staff Report. He brought metal siding samples with him to show Commission members. He said that brown would be the color of the overhead doors, and the tan would be for the walls and roof. Mr. Sperry said they will use split-face masonry on two walls. He said they will match the existing except that they will use metal roofing on this building and the roof will be a lighter color.

Ms. Witt asked why they are not doing a shingle roof. Mr. Sperry said that a metal roof has more longevity and is more durable. Mr. King asked if it would be a standing seam metal roof. Mr. Sperry said it would be the same as the wall but it may be a heavier gauge. Mayor Evans said that there is now a contrast with the roof and siding. Mr. Sperry said they can change the color and try to match the existing. Mayor Evans said that he would prefer that the colors match the existing and other than that, he has no problem with the plan. Mr. Forquer and Mr. Bade agreed that they would prefer if the roof matches the existing.

Mayor Evans moved to approve the Preliminary and Final Site Plans for the construction of one 10,401 square foot self storage building for Lock-it-Up Storage, located at 12400 Williams Road, subject to City of Perrysburg construction approvals for site civil construction plans prior to a zoning permit being issued, with the condition that maintenance of the approved landscape plantings is a continuing responsibility of the property owner, and that the roof be a contrasting color from the wall to match the existing. Mr. Carry seconded, and it was unanimously approved.

***Request for Review
Amendment to Final Site Plan
Residence at Carronade Phase 2***

Mr. King gave a summary of the application for an amendment to the Final Site Plan for Residence at Carronade Phase 2. Mr. Bade moved to reopen the discussion. Mayor Evans seconded and it was approved 5-0. Ayes: Bade, Choka, Evans, Forquer, and Witt (5). Abstain: Carry (1).

Mr. Bade called attention to citizen responses that were received regarding this request, a copy of which is attached hereto and made a part of these minutes. Mark Horton and Tom Michaels of Weston Development gave a presentation regarding their company and the proposed change regarding the driveway. Mr. Horton said they sent out 254 letters to residents in the area. The property manager received four calls and two people stopped by and all are in support of eliminating the second driveway on Carronade Drive. Mr. Michaels stated that they did a traffic analysis and here was what they found:

	<u>Phase I</u>	<u>Phase II</u>	<u>Total</u>
Total Residential Units	140	108	248
Total Vehicles Registered			
Phase I (Actual) and Phase II (Projected)	232	179	411
Total Est. Daily Trips (a.m. + p.m.)			
Commuters (90%)	418	322	740
Non-Commute Trips (5%, 2 per day for 4 trips)	46	36	82
Walk/Do not drive (5%)	(23)	(18)	(41)
Public Transportation, Carpools, Etc.	10	8	18
Total Vehicle Trips	474	366	840

Mr. Bade said that he agrees that a reduced number of cars on Carronade is a good thing; he felt the original design was better for traffic within the development. Mayor Evans said that we had two driveways with the original plan and we would have two with the amendment and one less on Carronade Drive. There was some discussion regarding how Weston came up with the numbers in their traffic analysis. Ms. Witt stated that she thinks a lot of the traffic going out on Lake Vue will end up on Carronade, but it may be safer to have the drive on Lake Vue than a second drive on Carronade so close. Greg Feller said that by eliminating the second drive on Carronade it will also eliminate a potential future conflict with the development across the street. Ms. Witt asked if the Fire Division is okay with the change. Mr. King said that they had

no objection. Mr. Bade said that he spoke to the Fire Chief and he said he has no objections as long as all roadways have the proper turning radiuses.

Anthony Macke lives on Carronade near Kenton Trail. He said his main concern is the traffic and speed and the safety of the neighborhood. He said he feels the second drive on Carronade should be eliminated. He expressed concerns about people speeding on Carronade. Mayor Evans said he will pass that along to the Police Division. Sara Weisenburger, Front Street, said that this is a beautiful development, the roads are wide and they have speed bumps. She said that she agrees with their proposal, and she thinks it should be approved.

Mayor Evans moved to approve the amended Final Site Plan to allow the Lake Vue Drive entrance and eliminate the second Carronade Drive entrance with the stipulation that the Lake Vue Drive entrance line up with the driveway across the street from it. Mr. Forquer seconded, and it was approved 5-0. Ayes: Bade, Choka, Evans, Forquer, and Witt (5). Abstain: Carry (1).

There being no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Mary Jo Sutton

Citizen Response from Residence at Carronade Access Drive Request

4 callers object to 2nd access on Carronade or preference for the drive to Lake View Dr.. Email Received:

From: Steve Taddonio [<mailto:st1958@buckeye-express.com>]
Sent: Monday, February 25, 2013 9:07 PM
To: Nelson Evans
Subject: The Residence at Carronade

Mayor Evans,

I live on Blue Jacket Rd. off Carronade. I feel that the traffic on Carronade is too heavy already. A second entrance to this apartment complex would only generate more traffic. I am in favor of the improvement to the entrance that is on Lakevue Dr. instead of a second entrance on Carronade.

I also feel with all the speeders on Carronade that a second four way is needed to slow the traffic down. With only the stop at Kenton Trail the traffic just seems to naturally accelerate to 30 – 40 mph in both directions.

Thank You,
Steven Taddonio

From: John and Cindy Henderson [<mailto:hendercin@hotmail.com>]
Sent: Monday, February 25, 2013 4:24 PM
To: Nelson Evans
Subject: Carronade

Mayor Evans,

As a resident of Shawnee Junction in the city of Perrysburg, I would support the request of the entrance/exit off Lakevue Dr. and the deletion of the additional entrance off of Carronade as purposed by The Residence at Carronade. I believe any potential elimination of traffic on Carronade which has become a main thru-way from SR 199 to Route 20 would be helpful to both the residence of Shawnee Junction and Shawnee Trace.

Thank You,
John F. Henderson
415 Arrowhead Dr.
Perrysburg, OH 43551

From: KarenPerrysburg@aol.com [<mailto:KarenPerrysburg@aol.com>]
Sent: Monday, February 25, 2013 3:59 PM
To: Nelson Evans
Subject: Residences at Carronade

Mayor Evans,

We are writing to express our opinion on where the entrance, to the new construction for the Residences of Carronade, should be placed.

We live on the corner of Carronade and Kenton Trail, and we strongly believe that placing another Carronade entrance to the Residences of Carronade would be a mistake. Carronade is heavily traveled already. We would like to see the new entrance placed on Lakevue Drive.

Thanks for taking our opinion into consideration.

Edward & Karen Rantanen
1918 Kenton Trail