PLANNING COMMISSION MEETING

FEBRUARY 27, 2020

The meeting was called to order at 7:02 p.m. by Chairman Craig Pickerel. Commission members present were Andy Lorenz, Mayor Mackin, Gilda Mitchell, Craig Pickerel, and John Wellstein (5). Greg Bade and John Stout were absent (2). Also present were Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Mr. Wellstein nominated Mr. Pickerel to be Chairperson. Seconded by Mr. Lorenz. Ayes: (5). Nays: (0).

Mr. Lorenz nominated Mr. Wellstein to be Vice-Chairperson. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

APPROVAL OF MINUTES

Mr. Pickerel moved to approve the minutes of the December 12, 2019 meeting as written. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

ADMINISTRATOR'S REPORT

Mr. Walters stated that there will be three items on the Agenda in March.

Preliminary Plat
Horseshoe Bend Plat 10

APPLICANT

Mr. Brian Gruber
Horseshoe Bend Developers, LLC
7015 Lighthouse Way Suite 500
Perrysburg, OH 43551

R.J. Lumbrezer, P.S.
DGL Consulting Engineers
3455 Briarfield Blvd. Suite E
Maumee, OH 43537

REQUEST

Chapter 1295.01 – Preliminary Plat

PROPERTY LOCATION & DESCRIPTION

Horseshoe Bend is an R-3 residential subdivision consisting of approximately 58.4578 acres located south of Roachton Road, directly south of Michael Owens Way. It is bordered on the west by Perrysburg High School. Plats 1-9 and 11-12 have already been finalized. The remaining Plat (10) includes 24 lots.

BACKGROUND

The Preliminary Plat was first approved April 24, 2003 and was most recently reapproved on April 27, 2017. The Plat has since expired on April 27, 2019. Due to the fact that there is no current preliminary Plat for this portion of the subdivision this request is not an extension but rather a new Plat request.

The applicants have requested Preliminary Plat Approval which would be valid until February 27, 2022 for this remaining plat of Horseshoe Bend.

Past activity in this subdivision is as follows:

Plat 1, 22 lots – finalized on December 30, 1999
Plat 2, 12 lots – finalized on July 3, 2001
Plat 3, 16 lots – finalized on July 24, 2002
Plat 4, 15 lots – finalized on June 12, 2003
Plat 5, 14 lots – finalized on October 27, 2003
Plat 6, 11 lots – finalized on August 26, 2004
Plat 7, 14 lots – finalized on June 2, 2005
Plat 8, 14 lots – finalized on October 5, 2005
Plat 9, 19 lots – finalized on September 6, 2006
Plat 10, 24 lots – Expired April 27, 2019
Plat 11, 12 lots – finalized on February 4, 2016
Plat 12, 17 lots – finalized on December 12, 2018

ANALYSIS

The City of Perrysburg's current Comprehensive Plan indicates "Encouraged Growth/Economic Development Area" for the subdivision. The land proposed for the subdivision was once agricultural land but now sits as an empty parcel. The land that is part of this Preliminary plat request is located in the southeast corner of the Horseshoe Bend subdivision.

An analysis of the remaining lots reveals the following deficiencies:

LOT	ISSUE	LOT	ISSUE	LOT	ISSUE
140	None	148	None	156	None
141	None	149	None	157	None
142	None	150	Lot size < required	158	Lot size < required
143	Frontage < required	151	Lot size < required	159	Lot size < required
144	Frontage < required	152	Lot size < required	160	Lot size < required
145	Frontage < required	153	Lot size < required	161	Lot size < required
146	Frontage < required	154	Lot size < required	162	Lot size < required
147	Lot size < required	155	Lot size < required	163	Lot size < required

The Code provides for a minimum lot area of 11,600 SF with 75' of street frontage for R-3 Zoning.

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

- Per Ch. 1295.05(a)(6)(G) lots shall not have an average depth which is more than three times its average width, nor shall it have a depth of less than one hundred twenty feet unless otherwise approved by the Planning Commission. There are two lots that do not meet a maximum 3:1 ratio (please see lots 144 and 145).

- Per Ch. 1295.05(a)(6)(E), the Planning Commission can approve lots with frontage that is less than 65'.

- Preliminary plat indicates the developer intends to provide an open space payment in lieu of dedicated open space. If the Planning Commission should choose to accept payment in lieu of open space the open space fee will be calculated according to the following formula: 7.5% of the "unimproved" appraised value of the area of the subdivision + $100 per each lot contained in the subdivision. Due to the age of the subdivision a current appraisal will need to be completed for the land included in plat 10.

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 Administrator recommends that the Planning Commission approve the remaining Preliminary Plat for Horseshoe Bend which includes the remaining lots shown within Plats 10 subject to site/civil plan approval from the city. Despite any code changes that have gone into effect since this original Preliminary Plat, this subdivision is substantially complete and it would seem reasonable to permit the remainder of this subdivision to be completed under the same requirements as the first 11 completed plats. The developer has shown a recent commitment to finish this subdivision and another 2 years should provide reasonable time to complete all plats.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary Plat for Horseshoe Bend Plat 10. Tim Gruber, Ridgestone Builders, and Bob Bailey, DGL were present. Mr. Lorenz confirmed that the frontage for Plat 10 is consistent with the rest of the subdivision. Mayor Mackin confirmed that with the new zoning code that the lot sizes would have to have a larger frontage, compared to the smaller lot sizes for this subdivision. Mr. Walters added that the recommendation for this plat is to continue with what was originally presented and approved in 2003. He stated that when a plat expires that is typically when new regulations come in to place for the Preliminary Plat. Mr. Walters also added that in this instance the recommendation is based on the fact that Plat 10 is the remaining plat for this subdivision, and so the recommendation is based upon the original request from 2003. Mayor Mackin confirmed that Plat 10 is the last ten (10) percent of the entire subdivision. Mr. Wellstein added that he agrees with the Administration's recommendation. There were no further comments nor questions from the Commission or public.

Mr. Wellstein moved to approve the Preliminary Plat for Horseshoe Bend Plat 10 for twenty-four (24) months as recommended by the Administration. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

There being no further business, the meeting adjourned at 7:11 p.m.

Respectfully submitted,

Heather Alfaro