

PLANNING COMMISSION MEETING

FEBRUARY 27, 2014

The meeting was called to order at 7:03 p.m. by Vice-Chairman Tom Forquer. Commission members present were: Byron Choka, Tom Forquer, Seth Hudson, Mayor Olmstead, and Therese Witt (5). Absent: Greg Bade and Chris Carry (2). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES FROM THE JANUARY 30, 2014 MEETING

Mr. Hudson moved to approve the minutes of the January 30, 2014 meeting as written. Mr. Choka seconded and they were unanimously approved.

ADMINISTRATOR'S REPORT

Mr. Walters reported that two items have been received for the March meeting: a Final Site Plan for Costco and a Preliminary and Final Site Plan for an eye clinic at the site of the former Fort Meigs Motel on Dixie Highway.

***Special Approval Use
Inspirations Early Learning Center (Childcare)
200 East Second Street***

APPLICANT/OWNER/DEVELOPER

Kristin Burgoon
200 E. Second St.
Perrysburg, Ohio

REQUEST

Chapter 1235.04(k) – Special Approval Use: Child Day Care Center

PROPERTY LOCATION & DESCRIPTION

The subject use is proposed to take place within the property and building owned and operated by the First Presbyterian Church. The property is located on the southeast corner of Second Street and Elm Street. This property is located within the Perrysburg Historic District and is zoned INS (Institutional).

200 E. Second Street is bordered by:

North – R3 and R4 residential uses
East – R3 and R4 residential uses
South – R3 and R4 residential uses

West – C2 commercial (Yarn Cravin' & Kazmaier's Grocery) and RM multi-family residential (The Elm House)

BACKGROUND

The City of Perrysburg requires owners/operators of child daycare centers to obtain a Special Approval Use when requesting to operate a childcare center in any zoning district. Special Approval Uses, because of their unique characteristics, require consideration, on a case-by-case basis because of the impact of those uses upon neighboring land or public facilities.

ANALYSIS

In accordance with Chapter 1235.02(d) "Standards", during review of the proposed use, the Planning Commission, in order to grant the Special Approval Use should determine that all requirements of Chapter 1235.02(d) have been adequately addressed by the applicant. Additionally, the use of child daycare centers requires two additional conditions for approval. Those additional two conditions are taken from Chapter 1235.04(k) and are listed below:

1. Assurance shall be provided that all requirements of Ohio Revised Code 5104 Child Day Care are complied with.
2. Where childcare centers are located in residential districts adequate fencing and screening of outdoor play areas shall be provided. (Not applicable for this application)

The Planning and Zoning Administrator has reviewed the applicant's request and offers the following analysis:

The proposed use would take place within an existing church in a residential neighborhood with nearby commercial uses. This use is not likely to cause any detrimental effects to neighbors, the larger public or the surrounding land. The church utilizes on-street parking and also has a small parking lot along Elm Street that is believed to be sufficient for the operation of a childcare facility and the church due to non-conflicting hours of operation.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Special Approval Use for Inspirations Early Learning Center, in accordance with Chapter 1235.04(k), with the understanding that failure to maintain any of the conditions of the SAU shall result in the revocation of the SAU.

Erin Holleran was present to represent Inspirations Early Learning Center. She said that they occupy the space at First Presbyterian that used to be occupied by Kids World, another child care center. Ms. Holleran said they are a full-time, year round day care for children aged six weeks to six years.

Mr. Forquer asked if there is a fence to enclose the outside play area. Ms. Holleran said that there is no fence, but it is kind of boxed in, and the State has approved it without the fence. Mr. Forquer asked Ms. Holleran if she is comfortable with that. Mr. Choka noted that there are railroad tracks nearby. Ms. Holleran said that they are comfortable with the outside play area, and there are houses between the play area and the tracks. Mr. Forquer asked about the drop-off, pick-up process. Ms. Holleran said that parents have to park and bring their children inside.

Nancy Gates was present to represent First Presbyterian Church. She said that they are pleased to have the daycare in their building, and they have been wonderful with upkeep and taking responsibility for the property and the children. Mr. Hudson asked how many children are at the daycare. Ms. Holleran said that they currently have nineteen but are licensed for twenty-nine. A member of the audience asked about the hours they will be open and about the alley. Ms. Holleran said the hours of operation are 7:15 a.m. to 6:00 p.m., Monday through Friday. She said they do not use the alley or the entrance by the alley.

Mr. Choka made a motion to approve the Special Approval Use for Inspirations Early Learning Center, in accordance with Chapter 1235.04(k), with the understanding that failure to maintain any of the conditions of the Special Approval use shall result in the revocation of the Special Approval Use. Mr. Hudson seconded and it was unanimously approved.

There being no further business, the meeting adjourned at 7:09 p.m.

Respectfully submitted,

Mary Jo Sutton