

PLANNING COMMISSION MEETING

FEBRUARY 25, 2021

The meeting was called to order at 7:00 p.m. by Chairman John Wellstein. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Gilda Mitchell, John Wellstein, and Becky Williams (6). Craig Pickerel was absent (1). Also present was Brody Walters, Planning and Zoning Administrator.

APPROVAL OF MINUTES

Mr. Lorenz moved to approve the minutes of the January 28, 2021 meeting as written. Seconded by Ms. Williams. Ayes: Bade, Lorenz, Mackin, Wellstein, and Williams (5). Nays: (0). Abstain: Mitchell (1).

ADMINISTRATOR'S REPORT

Mr. Walters stated that there are seven Agenda items for the March meeting.

Preliminary Plat Extension Hawthorne Subdivision

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

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 Hawthorne Subdivision is proposed to consist of 242 lots and is located south of Coe Court, north of Roachton Road, and is immediately west of the CSX railroad tracks. The subject property (107.8 acres) is currently zoned R-3 (Single Family Residential) and S-1 (Scenic and Open Space).

BACKGROUND

On July 25, 2013 the Planning Commission approved the Preliminary Plat for the Hawthorne Subdivision.

On December 19, 2014 the Planning Commission approved the Final Plat for Hawthorne Plat 1 which consisted of 30 lots.

On March 26, 2015 the Planning Commission approved the Final Plat for Hawthorne Plat 2 which consisted of 28 lots.

On November 19, 2015 the Planning Commission approved the Final Plat for Hawthorne Plat 3 which consisted of 25 lots (reduced from 27).

On July 30, 2015 the Planning Commission extended the Preliminary Plat approval for Hawthorne Subdivision until July 30, 2016. The applicant submitted the renewal request prior to the expiration date.

On February 23, 2017 the Planning Commission extended the Preliminary Plat approval for Hawthorne Subdivision until February 23, 2019.

On October 26, 2017 the Planning Commission approved the Final Plat for Hawthorne Plat 4 which consisted of 20 lots.

On December 13, 2018 the Planning Commission approved the Final Plat for Hawthorne Plat 5 which consisted of 27 lots.

On February 28, 2019 the Planning Commission extended the Preliminary Plat approval for Hawthorne Subdivision until February 28, 2021

ANALYSIS

The Code requires a minimum lot area of 11,600 S.F. for R-3 Zoning. All proposed lots currently meet or exceed the minimum lot size.

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 Hawthorne Subdivision which shall be valid until February 25, 2023.

Mr. Walters reviewed the above Staff Report regarding the Preliminary Plat Extension for Hawthorne Subdivision. Developer Mark Rich was present. There were no comments or questions from the Commission, nor the public.

Mr. Lorenz moved to approve the Preliminary Plat Extension for Hawthorne Subdivision. Seconded by Mr. Bade. Ayes: (6). Nays: (0).

Preliminary Plat Extension Canterbury Subdivision

APPLICANT/OWNER/DEVELOPER

Mr. Mark Rich
23285 W. SR 51
Genoa, Ohio 43430

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

REQUEST

Chapter 1295.01 – Preliminary Plat
Chapter 1295.06(i) – Tentative Approval Time Limit: Plat Resubmission

PROPERTY LOCATION & DESCRIPTION

The Villages at Canterbury is a proposed Subdivision consisting of 453 lots located at the southeast corner of Roachton Road and Hull Prairie Road. It is bordered to the east by the CSX railroad tracks. The subject property is currently zoned R-4 (Single Family Residential) and is comprised of approximately 222.85 acres.

BACKGROUND

On June 3, 2011, the annexation into the City of Perrysburg was completed.

On October 4, 2011, permanent zoning of R-4 (Single Family Residential) was approved by City Council.

On June 28, 2012, Planning Commission considered a Preliminary Plat request for The Villages at Canterbury. During the review, issues related to drainage, right-of-way, easements, and open space were identified and the Planning Commission tabled the issue until these issues could be resolved / further explored.

On July 26, 2012, Planning Commission un-tabled the Preliminary Plat request for The Villages at Canterbury and was presented with a revised Preliminary Plat drawing, which addressed the issues from the previous meeting. At this meeting a Preliminary Plat was approved by the Planning Commission subject to the comments and recommendations included in the report.

On July 31, 2014, Planning Commission provided a Preliminary Plat extension. Dr. Rich has again applied for a Preliminary Plat extension per Chapter 1295.06(i) to renew the approval that was originally granted on July 26, 2012 and last renewed on July 31, 2014.

In 2015, Perrysburg Schools announced that they are under contract to purchase approximately 18 acres (800' N-S, by 960' E-W) of land in the northwest corner of this subdivision area, shown on the plat as "excepted area". The proposed sale of this land to the schools resulted in the loss of approximately 18 acres from the original Preliminary Plat.

On February 4, 2016, Mr. Rich applied for new Preliminary Plat approval that excluded the 18 acres that was acquired by Perrysburg Schools. The Planning Commission voted 6-0 to approve the requested Preliminary Plat.

February 23, 2017, The Planning Commission approved a Preliminary Plat extension to allow the for the Preliminary Plat approval to be extended until February 23, 2019.

January 31, 2019, in preparation for the expiration of the Preliminary Plat, Mr. Rich has applied for an extension to the Preliminary Plat for the Subdivision.

On February 28, 2019 the Planning Commission extended the Preliminary Plat approval for The Villages at Canterbury Subdivision until February 28, 2021

ANALYSIS

The City of Perrysburg's current Comprehensive Plan indicates "Controlled Growth/Traditional Neighborhood Area."

The Code provides for a minimum lot area of 9,500 S.F. for R-4 Zoning. All proposed lots currently meet or exceed the minimum lot size.

The following list is a timeline of development activity for this subdivision:

July 26, 2017 – Plat 1 was finalized and recorded (37 lots)

August 30, 2019 – Plat 2 was finalized and recorded (29 lots)

Preliminary Plat approval shall be effective for a maximum period of twelve (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 the Villages at Canterbury Subdivision which shall be valid until February 25, 2023.

Mr. Walters reviewed the above Staff Report regarding the Preliminary Plat Extension for Canterbury Subdivision. Developer Mark Rich was present. There were no comments or questions from the Commission, nor the public.

Mr. Lorenz moved to approve the Preliminary Plat Extension for Hawthorne Subdivision. Seconded by Mr. Bade. Ayes: (6). Nays: (0).

Preliminary & Final Site Plan Columbia Gas 26971 Eckel Road

APPLICANT/OWNER/DEVELOPER

Troy Sonner
Poggemeyer Design Group Inc.
1168 N. Main St.
Bowling Green, OH 43402
sonnert@poggemeyer.com

NiSource
4580 Bridgeway Ave. Suite C
Columbus OH 43219
614-716-8793

REQUEST

Chapter 1260.05 – Preliminary Site Plan Review
Chapter 1260.08 – Final Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located west of Eckel Road at the 90 degree intersection. The location is immediately behind the former site of Welded Construction (now Michels Corp).

Property Size: approximately 3.30 acres

Parcels: Q61-100-654406001001
Q61-100-654406001000
Q61-100-654406002000
Q61-100-654406002001
Q61-400-070302001001
Q61-400-070302001002

BACKGROUND

This collection of parcels is owned by Columbia Gas of Ohio (A NiSource Company) and currently operates as a pumping/distribution station for natural gas. Columbia Gas now desires to upgrade and modernize this facility which would involve replacing and relocating equipment on site as well as enclosing some of the equipment.

ANALYSIS

The applicants have requested a joint Preliminary and Final Site Plan review for the proposed modernization project. This application will be reviewed according to the requirements for Site Design Standards.

Preliminary Site Plan

- **Zoning:** I-2 (General Industrial)
- **Setbacks:** Front: 60 ft.
Side: 25 ft. minimum (50 ft. total)
Rear: 40 ft.
- **Adjacent Zoning/Uses:**
North: I-2 (General Industrial)
East: I-2 (General Industrial)
South: I-2 (General Industrial)
West: R-4 (Single Family Residential)
- **Land Use(s):** Public/Private Utility
- **Site Layout:** Currently the site houses several small buildings and many exterior pipes, pumps, valves, and other gas pipeline infrastructure. The site isn't visible from any nearby roadway and has really only been visible to the residential neighbors to the west and southwest. Sheet S2 shows the proposed

layout of the site which would now include a single, large enclosed building, storm water pond gravel utility areas, and an asphalt driveway for access.

- **Roads and Access:** The site is accessed via an easement on a property with frontage on Eckel Road. There is no proposed change in access as part of this Site Plan. The traffic to and from this site will primarily be for inspection and maintenance purposes and will be minimal.

Final Site Plan

- **Parking:** Due to the unique nature of this site the Site Plan does not indicate any defined parking spaces. It is anticipated that any of the limited vehicles on site will park on the asphalt driveway or in the provided “turn-around” area.
- **Landscape Islands:** Due to the absence of a defined parking area landscaped islands are not included in this submission.
- **Parking Lot Landscape:** Due to the absence of a defined parking area parking lot landscape was not included in this submission.
- **Site Landscaping:** The applicant has provided a Site Landscape Plan prepared by EDGE Landscape Architecture. The plan proposes to keep the existing vegetation along the northwest corner, west edge, and the southwest corner of the site. In addition to the existing onsite vegetation the plan indicates an additional 76 evergreens to be strategically planted to screen the exterior infrastructure from the view of the neighboring residential. The addition of the large building on site will also act to screen the rest of the site from the view of the residential uses nearby. Additionally, the plan calls for a significant amount of “pollinator seed mix” to be introduced to the site between the existing vegetation and the western portion of the utility function. This area is indicated by the number “3” inside of a hexagon on the landscape plan. Lastly, the Landscape Plan indicates that the onsite landscape quantity area is 28,300 SF.
- **Signage:** The signage for the center is not proposed to change. Any signage on site will be exclusively for safety, site identification, warnings, and contact information.
- **Lighting:** Lighting was not identified on the plan sheets so clarification will need to be made on any proposed lighting at this site.
- **Building Materials:** The single building on site is proposed to be constructed of metal panels (66%) and faux brick on the lower 1/3 of the building. The use of these materials and the associated quantities are permitted.
- **Sidewalks:** N/A

- **General Engineering:** As submitted, the applicant shall be required to submit and obtain Site Civil Construction Plan approval from the City of Perrysburg and Wood County Building Inspection. A zoning permit will be necessary once plan approval is given.

RECOMMENDATION

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

Mr. Walters reviewed the above Staff Report regarding the Preliminary and Final Site Plan for Columbia Gas POD Station at 26971 Eckel Road. Mr. Walters noted the fencing specs that were called out on the plans related to the proposed eight (8) foot barbed wire fence, and added that if Columbia Gas is able to provide supporting documentation from the Department of Homeland Security that the fence may be allowed by Code. Troy Sonner, Poggemeyer, and Cheri Pastula, Columbia Gas of Ohio, were present in person on behalf of the application, and Project Manager, Pete Nelson was present via the AT Teleconference System. Mr. Sonner noted that there is an access easement along the Michels property, and provided a brief summary of operations at the site. He added that the existing buildings will be demolished, and that meters currently on site outside will now be inside. Mr. Sonner added that site lighting will not be pole mounted but rather on the building façade, and that there will not be any lighting on the west side and that the lighting will face down to minimize projection. Mr. Nelson said that they have made an effort to comply with the Code. Ms. Mitchell confirmed that they have met the landscape requirements, and there was a brief discussion about the down-lit lighting and Mr. Sonner said that they can supply the photometric plan for Administrative Review. Mr. Lorenz added that it's a reasonable request with the down-lit lighting, and Ms. Williams added that she agrees with the lighting condition. There was a brief discussion about landscaping and Ms. Pastula said that they have been working with The Toledo Zoo to coordinate the use of pollinators on the property along the western property line. Mayor Mackin asked about the parking requirement and Mr. Sonner stated that this is a passive facility. Mr. Nelson said that one technician will drive in and complete their work three to five times per month. There was a brief discussion about the existing chain-link fence along the facility, and Mr. Sonner added that the new fence runs along the eastern and northern property lines and that the new fence will be added where there is not existing vegetation. Aaron Simon, 904 Little Creek Drive, was present and added that his property has a row of arborvitaes that are about fourteen (14) feet tall, and said that he has a concern with the new fence and the existing brush line. He said that he is not a fan of the proposed barbed wire fence, and added that the existing chain-link fence needs to be updated as it's at least 50-60 years old. Mr. Simon asked if the existing chain-link fence could be removed, and Mr. Sonner noted that the TransCanada Pipeline runs in between those properties. Mr. Nelson said that he has no problem removing the chain-link fence as long as TransCanada approves the removal. There was a brief discussion about the permitted requirement with regards to the proposed barbed wire fence, and Mr. Walters added that can be handled administratively with Planning and Zoning. There were no comments or questions from the Commission, nor the public.

Mr. Lorenz moved to approve the Preliminary and Final Site Plan for Columbia Gas POD Station at 26971 Eckel Road, as submitted and with the condition that an updated lighting plan be submitted for Administrative Review to Planning and Zoning. Seconded by Ms. Mitchell. Ayes: (6). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Heather Alfaro