

PLANNING COMMISSION MEETING

February 24, 2022

The meeting was called to order at 7:01 p.m. by Chairman Andy Lorenz. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Craig Pickerel, Rob Vela Jr., John Wellstein, and Becky Williams (7). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the January 27, 2022 meeting as written. Seconded by Mayor Mackin. Ayes: Bade, Lorenz, Mackin, Pickerel, Vela, and Williams (6). Nays: (0). Abstain: Wellstein (1).

ADMINISTRATOR'S REPORT

No report.

***Rezoning Request
P (Park) to RM (Multiple Family Residential)
940 Westbrook Drive***

APPLICANT/OWNER/DEVELOPER

Paul Kwapich
221 Allen Street
Maumee, OH
paul@kwapichrealestate.com

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located across the street from the Perrysburg Auto Mall (Ed Schmidt/VW) between SR25/Findlay Street and Westbrook Drive, near the entrance to Lober Drive. This parcel is currently zoned P (Park) and the applicant is hereby requesting a rezoning of the property to RM (Multi-Family Residential).

Adjacent zoning:

1. North: R3 – Single Family
2. East: R3 – Single Family
3. South: R3/P – Single Family and Park
4. West: C4 – Highway Commercial

The area of this property is approximately .511 acres and currently contains a multi-family apartment building that was built in 1970.

BACKGROUND

The history of this property's zoning is not entirely clear but from reviewing previous copies of the City's zoning maps it appears that on 10-2-2007 City Council adopted a new zoning map for the city which effectively changed the property from "R-4 Residence" to "Park." While the definition of R-4 from 2007 was not listed it was likely a designation from a multi-family use due to its high "R-value."

Due to the current zoning of Park, the use and structure is considered to be "legal non-conforming" which essentially means that the property can continue to be used for its current use but cannot be expanded or made to be more intense in any way. In the event of significant damage, the structure also would not be able to be rebuilt and the use would then be governed by the current underlying zoning.

ANALYSIS

The City recently began the process of updating its Land Use Plan and while the final plan has not yet been adopted by the city, the initial draft (which is not anticipated to change) has indicated a proposed use classification of "Suburban Corridor" for this parcel. This use category is shown to recommend the following uses: retail, office, multi-family, public, semi-public uses.

Per Ch. 1220.03, Park zoning is defined as "serves to protect the natural amenities and to accommodate development that is compatible with those natural amenities in areas designated as public parks. These areas will comprise a variety of functions including active outdoor recreational activities and functions, water-related facilities, natural areas, interpretive features and open space.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **Park**.

Plant Cultivation
Entertainment and Spectator Sports Facilities (SAU)
Accessory Uses
Non-Commercial Recreation Facilities (SAU)
Parks and Recreation Facilities (SAU)

Per Ch. 1220.03, RM – Multi-family zoning is defined as “areas intended to provide for multiple-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **RM**.

One family dwelling
Two family dwelling
Multiple family dwelling
Assisted Living Units
Rooming Houses (SAU)
Accessory Uses
Child Day Care Centers (SAU)
Convalescent and Nursing Homes (SAU)
Essential Services
Non-Commercial Recreational Facilities (SAU)
Parks and Recreation Facilities (SAU)
Part-time Child Day Care Centers (SAU)
Public Service Facility (SAU)
Public/Private Utility (SAU)

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment from Park (P) to Multi-Family (RM) for the subject parcel.

Further, it is recommended that a Public Hearing be set before City Council for April 5, 2022 at 6:15 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from P (Park) to RM (Multiple Family Residential) for 940 Westbrook Drive. Paul Kwapich, Kwapich Real Estate Companies, was present on behalf of the request. There was a brief discussion about when the zoning was changed to P (Park) and Mr. Walters said that he suspected that it was an administrative error under a previous administrator. There were no comments or questions from the Commission, nor the public.

Ms. Williams made a motion to recommend approval of the Rezoning Request from P (Park) to RM (Multiple Family Residential) for 940 Westbrook Drive, and that at Public Hearing be set for April 5, 2022 at 6:15pm. Seconded by Mr. Lorenz. Ayes: (7). Nays: (0).

***Rezoning Request
P (Park) to RM (Multiple Family Residential)
950 Westbrook Drive***

APPLICANT/OWNER/DEVELOPER

Paul Kwapich
221 Allen Street
Maumee, OH
paul@kwapichrealestate.com

REQUEST

Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located across the street from the Perrysburg Auto Mall (Ed Schmidt/VW) between SR25/Findlay Street and Westbrook Drive, near the entrance to Lober Drive. This parcel is currently zoned P (Park) and the applicant is hereby requesting a rezoning of the property to RM (Multi-Family Residential).

Adjacent zoning:

1. North: R3 – Single Family
2. East: R3 – Single Family
3. South: R3/P – Single Family and Park
4. West: C4 – Highway Commercial

The area of this property is approximately .466 acres and currently contains a multi-family apartment building that was built in 1970.

BACKGROUND

The history of this property's zoning is not entirely clear but from reviewing previous copies of the City's zoning maps it appears that on 10-2-2007 City Council adopted a new zoning map for the city which effectively changed the property from "R-4 Residence" to "Park." While the definition of R-4 from 2007 was not listed it was likely a designation from a multi-family use due to its high "R-value."

Due to the current zoning of Park, the use and structure is considered to be "legal non-conforming" which essentially means that the property can continue to be used for its current use but cannot be expanded or made to be more intense in any way. In the event of significant damage, the structure also would not be able to be rebuilt and the use would then be governed by the current underlying zoning.

ANALYSIS

The City recently began the process of updating its Land Use Plan and while the final plan has not yet been adopted by the city, the initial draft (which is not anticipated to change) has indicated a proposed use classification of “Suburban Corridor” for this parcel. This use category is shown to recommend the following uses: retail, office, multi-family, public, semi-public uses.

Per Ch. 1220.03, Park zoning is defined as “serves to protect the natural amenities and to accommodate development that is compatible with those natural amenities in areas designated as public parks. These areas will comprise a variety of functions including active outdoor recreational activities and functions, water-related facilities, natural areas, interpretive features and open space.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **Park**.

Plant Cultivation
Entertainment and Spectator Sports Facilities (SAU)
Accessory Uses
Non-Commercial Recreation Facilities (SAU)
Parks and Recreation Facilities (SAU)

Per Ch. 1220.03, RM – Multi-family zoning is defined as “areas intended to provide for multiple-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **RM**.

One family dwelling
Two family dwelling
Multiple family dwelling
Assisted Living Units
Rooming Houses (SAU)
Accessory Uses
Child Day Care Centers (SAU)
Convalescent and Nursing Homes (SAU)
Essential Services
Non-Commercial Recreational Facilities (SAU)
Parks and Recreation Facilities (SAU)
Part-time Child Day Care Centers (SAU)
Public Service Facility (SAU)
Public/Private Utility (SAU)

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment from Park (P) to Multi-Family (RM) for the subject parcel.

Further, it is recommended that a Public Hearing be set before City Council for April 5, 2022 at 6:20 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from P (Park) to RM (Multiple Family Residential) for 950 Westbrook Drive. Paul Kwapich, Kwapich Real Estate Companies, was present on behalf of the request. There were no comments or questions from the Commission, nor the public.

Ms. Williams moved to recommend approval of the Rezoning Request from P (Park) to RM (Multiple Family Residential) for 950 Westbrook Drive, and that a Public Hearing be set for April 5, 2022 at 6:20pm. Seconded by Mr. Bade. Ayes: (7). Nays: (0).

***Rezoning Request
R-3 (Single Family Residential) to
RM (Multiple Family Residential)
941 Westbrook Drive***

APPLICANT/OWNER/DEVELOPER

Paul Kwapich
221 Allen Street
Maumee, OH
paul@kwapichrealestate.com

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located across the street from the Perrysburg Auto Mall (Ed Schmidt/VW) between SR25/Findlay Street and Westbrook Drive, near the entrance to Lober Drive. This parcel is currently zoned R-3 (Single-Family Residential) and the applicant is hereby requesting a rezoning of the property to RM (Multiple Family Residential).

Adjacent zoning:

1. North: R3 – Single Family
2. East: R3 – Single Family
3. South: R3 – Single Family
4. West: P – Park

The area of this property is approximately .257 acres and currently contains a 4-unit, multi-family apartment building that was built in 1971.

BACKGROUND

This parcel has been zoned single-family residential for as long as available records indicate.

Due to the current zoning of single-family residential, the use and structure is considered to be “legal non-conforming” which essentially means that the property can continue to be used for its current use but cannot be expanded or made to be more intense in any way. In the event of significant damage, the structure also would not be able to be rebuilt and the use would then be governed by the current underlying zoning.

ANALYSIS

The City recently began the process of updating its Land Use Plan and while the final plan has not yet been adopted by the city, the initial draft (which is not anticipated to change) has indicated a proposed use classification of “legacy residential” for this parcel. This use category is shown to recommend the following uses: current development pattern and uses, public and semi-public uses.

Per Ch. 1220.03, R3 zoning is defined as “Medium density residential development that has ready access to most community services. Includes land with little or no topographical problems. Community water and sewerage facilities are required.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R3**.

Chicken Keeping
One-family Dwelling
Bed & Breakfast (SAU)
Accessory Uses
Cemetery (SAU)
Child Day Care Centers (SAU)
Essential Services
Non-Commercial Recreation Facilities (SAU)
Parks and Recreation Facilities (SAU)
Part-Time Child Day Care Centers (SAU)

Public Service Facility (SAU)
Public/Private Utility (SAU)

Per Ch. 1220.03, RM – Multi-family zoning is defined as “areas intended to provide for multiple-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **RM**.

One family dwelling
Two family dwelling
Multiple family dwelling
Assisted Living Units
Rooming Houses (SAU)
Accessory Uses
Child Day Care Centers (SAU)
Convalescent and Nursing Homes (SAU)
Essential Services
Non-Commercial Recreational Facilities (SAU)
Parks and Recreation Facilities (SAU)
Part-time Child Day Care Centers (SAU)
Public Service Facility (SAU)
Public/Private Utility (SAU)

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council denial of the zoning amendment from R-3 (Single Family Residential) to RM (Multiple Family Residential) for 941 Westbrook Drive.

Further, it is recommended that a Public Hearing be set before City Council for April 5, 2022 at 6:25 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from R-3 (Single Family Residential) to RM (Multiple Family Residential) for 941 Westbrook Drive. Paul Kwapich, Kwapich Real Estate Companies, was present on behalf of the request, and added he owns (2) 4-unit townhouses at 937 Lober and 938 Lober that are both zoned RM (Multiple Family Residential). Mr. Kwapich said that he would like to make improvements to his properties and the RM zoning creates a hardship. Mr. Walters noted the Land Use Plan regarding this recommendation and the fact that the frontage of this property is on Findlay Street. There was a brief discussion about the zoning of the surrounding properties being that it's a residential neighborhood.

Mr. Walters confirmed that RM zoning would require significant variances in the future. There were no further comments or questions from the Commission, nor the public.

Mr. Wellstein made a motion to recommend denial of the Rezoning Request from R-3 (Single Family Residential) to RM (Multiple Family Residential) for 941 Westbrook Drive, and that a Public Hearing be set for April 5, 2022 at 6:25pm. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

***Preliminary & Final Site Plan
Pet Supplies Plus
27386 Carronade Drive***

APPLICANT/OWNER/DEVELOPER

Ron Kahle
888 W. Big Beaver Rd., Suite 300
Troy, MI 48084

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the east side of Carronade Drive, directly across from the Holiday Inn, and just south of the SR-20 and Carronade Drive Intersection. The property abuts Kroger just to the south. This property is immediately north of the Kroger building. The site is comprised of 7.0547 acres and is zoned C-3 (Community Shopping).

Adjacent zoning:

North – C-4 (Highway Commercial), Perrysburg Township
East – C-3 (Community Shopping)
South – C-3 (Community Shopping)
West – C-4 (Highway Commercial)

ANALYSIS

Land Use – The proposed use has been reviewed and determined to be “Retail business: less than 60,000 GSF”. This is a permissible use in C-3 Community Shopping.

Dimensional Standards – The proposed site plan shows an existing building that totals approximately 59,620 SF. The setbacks that will apply to this project site are as follows:

Front Yard – 50’
Rear Yard – 35’
Side Yard (min) – 0’
Side Yard (total) – 20’
Max Height – 35’

The proposed site meets the requirements for maximum lot coverage (25%) and lot width (120’) but does not meet the minimum rear yard setback. The distance shown is approximately 30’.

Access – The property would be accessed from the three current approaches (two approaches on Carronade Drive and one approach along Miller Road). The current site plan shows approaches at approximately 75’ wide. The maximum approach allowed in commercial zoning districts is 35’. There is also no sidewalk shown for pedestrian access connecting the public sidewalk to the entrance of the building.

Parking – An approximation was provided based on a calculation in Chapter 1250.03(c)(s). The Code requires 1 space for every 200 square feet of usable floor area. By that calculation 320 spaces would be required for 64,000 square feet, and 322 spaces have been provided. Section 1230.02(g) requires that parking in a required front yard be approved by the Board of Zoning Appeals.

Landscape Islands – The zoning code requires that landscape islands be installed at an interval to break up runs of large parking into rows of 10 or less. There are a total of 23 landscape islands that are shown on site which meets the minimum required. All islands show landscaping with the appropriate amount of shade trees.

Parking Lot Landscape – A minimum of six (6) percent (8,346 SF) of the total square footage for paved surface on-site is required. The landscaping plan provided shows the site having approximately 8,879 SF of landscaping which exceed the minimum required.

Site Landscape – A landscaping plan was provided but it did not show the overall landscaping totals. A separate calculation for site landscaping is required. Community Shopping Districts require at least 10% of the lot be intentionally landscaped.

Street Trees – Street trees are already present at the current location in accordance with the requirements in Chapter 1250.14.

Signage – A full review of signage will be conducted by the Planning and Zoning Division prior to the issuance of permits. The current sign code allows for variances to address height restrictions as well as size restrictions but no allowance for increasing the quantity of signs is available.

Lighting – A photometric plan was not provided in this submission.

Building Materials and Elevations – The building is currently a mixture of face brick on the front façade with split faced block in the rear. The proposed change would eliminate the former pharmacy drive-thru area and replace it with a mixture of EIFS, face brick, and split face block. All elevations were not shown with corresponding material percentages, but it does appear that the front facades visually does not exceed the percentages. The rear of the building, however, exceeds the maximum of 75% of split faced block.

Sidewalks – Public sidewalks are required across all frontages but are not shown through the current aprons.

Waste Receptacles – The site plan shows two enclosures in the rear of the building. Both of these enclosures meet the minimum standards set forth in Chapter 1250.57.

General Engineering – The applicant shall submit and obtain City of Perrysburg Construction Review approval (minor review) from the City of Perrysburg Engineering Department prior to the issuance of a Zoning Permit.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends conditional approval of the Final Site Plan with the following conditions:

1. A landscape plan be resubmitted showing that the minimum percentages for parking lot (6% of paved surface) and the overall site (10%) prior to submitting construction review plans.
2. Receive BZA Approval for parking in a required front yard prior to and/or in conjunction with construction review submission.
3. Resubmit a building elevation showing the percentages of materials for the façade to ensure that compliance is met.
4. Add sidewalks through current approaches.
5. Incorporate a pedestrian walkway connecting the public sidewalk to the front door.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary & Final Site Plan for Pet Supplies Plus at 27386 Carronade Drive, and noted that the applicants have addressed the recommendations in the report. Jeff Klatt, Krieger Klatt Architects, was present on behalf of the application. He said that they are meeting or exceeding the landscape requirements and noted that they are working with a landscape architect. Mr. Easterling confirmed that the open grassy area along Miller Road does not count as intentional landscaping. Mr. Klatt noted that they have just applied for a variance for parking in the front yard through the Board of Zoning Appeals, and there was a brief discussion about building elevations meeting the requirements. Mr. Klatt noted that they intend to add a public sidewalk through at least one (1) of the current approaches, and there was further discussion about incorporating a pedestrian walkway connecting the

public sidewalk to the front door. Mr. Klatt clarified that they intend to use the current Kroger public sidewalk connection as they do not have enough room within their existing parking lot without disturbing parking spaces. There was a brief discussion about parking counts and the size of the parking spaces. Mr. Wellstein and Mr. Vela agreed that they would like a pedestrian sidewalk directly up the middle of the parking lot to the store. Mr. Easterling clarified that landscape islands should be the same length and width as parking spaces (10' x 20') and Mr. Klatt said that they will re-assess and adjust accordingly to meet the Code requirements. Mr. Pickerel proposed an option to shift landscape islands on the far left of the parking lot near Miller Road which would only eliminate four (4) parking spots, and Mr. Klatt said that he wasn't sure how that shift would impact spacing to the curves. There were no further comments or questions from the Commission, nor the public.

Mr. Wellstein made a motion to grant conditional approval based with conditions #1-5 from the Planning and Zoning Deputy Administrator, and that the parking islands meet the Code requirement of 10' x 20' for the Preliminary & Final Site Plan for Pet Supplies Plus at 27386 Carronade Drive. Seconded by Mr. Lorenz. Ayes: (7). Nays: (0).

Code Amendment

Chapter 1225.08 – Land Use and Base Zoning District Table

Chapter 1235.04(r.1) – Gym/Fitness Facility (>5,000 GSF)

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.04 – Special Approval Uses

PROPERTY LOCATION & DESCRIPTION

The proposed Code Amendment to Chapter 1225.08 would allow for a “Gym/Fitness Facility >5,000 GSF” to be located in an Office & Service “OS” zone. Currently Gyms and Fitness Facilities are limited to less than 5,000 GSF.

The proposed Code Amendment to Chapter 1235.04(r.1) would establish the “specific requirements” (in addition to the existing general requirements) associated with the review of a SAU for a Gym or Fitness Facility in an “OS” zone that is larger than 5,000 GSF.

BACKGROUND

At the January 2022 meeting of the Planning Commission two requests were reviewed in regard to Gyms and Fitness Facilities >5,000 GSF in the “OS” zoning district. After consideration both proposals were unanimously unsupported by the Planning Commission but the Planning Commission did request that a third version which focused on the possibility of a Special Approval Use be formatted for consideration at their February meeting. This recommendation has summarized the existing condition and laid the framework for the Planning Commission to establish mitigating requirements for this type of use in the “OS” zoning district.

ANALYSIS

EXISTING

Chapter 1225.08 – Land Use Chart

	A1	R1	R2	R3	R4	R5	RM	C1	C2	C3	C4	OS	I1	I2	PBP	P	S1	INS
Gym less than 5000								P	P	P	P	P		S	S			
Gym more than 5000										P	P			S	S			

General Requirements

Chapter 1235.02(d)(1-6) Standards

No special approval use shall be approved by the Planning Commission unless it shall find the following:

- (1) The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
- (2) The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.
- (3) The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
- (5) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

- (6) The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

PROPOSED

Chapter 1225.08 – Land Use Chart

	A1	R1	R2	R3	R4	R5	RM	C1	C2	C3	C4	OS	I1	I2	PBP	P	S1	INS
Gym less than 5000								P	P	P	P	P		S	S			
Gym more than 5000										P	P	S		S	S			

General Requirements

Chapter 1235.02(d)(1-6) Standards

No special approval use shall be approved by the Planning Commission unless it shall find the following:

- (1) The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
- (2) The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.
- (3) The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
- (5) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
- (6) The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Specific Requirements

Chapter 1235.04(r.1) (chart and text) - Gyms/Fitness Facility (> 5,000 GSF)

- (1)
- (2)
- (3)
- (4)
- (5)

(Criteria 1-5 to be determined by the Planning Commission)

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend approval of the proposed Code Amendment to City Council. Adoption of this Amendment would still allow for a quantifiable distinction between large scale “big box” gyms and those that are smaller more independent gyms. Information provided by the business owner that prompted this code amendment seems to suggest that 12,000 SF is a reasonable distinction between these two business types.

Further, it is recommended that a Public Hearing be set before City Council for April 5, 2022 at 6:10 p.m.

Mr. Walters reviewed the above Staff Report regarding the proposed Code Amendments to Chapter 1225.08 – Land Use and Base Zoning District Table and Chapter 1235.04(r.1) – Gym/Fitness Facility (>5,000 GSF). Matt Temby, Vault Health & Fitness, was present on behalf of the Code Amendment, and Mr. Walters clarified that this is a “working session” with the Planning Commission to identify the Special Approval Use criteria. Mr. Temby said that exceeding 5,000 SF is necessary and that he would like to protect the neighbors with a buffer. There was further discussion about square footage, hours of operation, and lighting. Ms. Williams asked if classes will be held outside, and Mr. Temby confirmed that there will be classes outside in the summer. There were no further comments or questions from the Commission, nor the public.

Mr. Vela made a motion to approve the proposed Code Amendments to Chapter 1225.08 – Land Use and Base Zoning District Table and Chapter 1235.04(r.1) – Gym/Fitness Facility (>5,000 GSF) with two (2) Special Approval Use criteria for the OS – Office and Service zoning district listed as: (1) Limit Hours of Operation from 5am to 10pm, and (2) Limit the maximum square footage to 10,000 SF, and that a Public Hearing be set for April 5, 2022 at 6:10pm. Seconded by Mr. Lorenz. Ayes: (7). Nays: (0).

Site Plan Amendment Rotary Community Park – Parking Lot Improvements 26350 Fort Meigs Road

In an effort to efficiently provide you information for the proposed Site Plan Amendment to the Rotary Community Park Parking Lot, I have compiled the attached documents for your review. Included with this memo you will find:

1. A marked up current site plan of Rotary Park indicating existing conditions in green and proposed additions indicated in red/red outlines that was prepared by

the Planning and Zoning Division and transmitted to City Engineer Brian Thomas (marked as exhibit A).

2. The engineering drawings associated with the update and retrofitting of the parking lot at Rotary Park as prepared by City Engineer Brian Thomas (marked as exhibit B).

The Planning Commission had previously requested that the City of Perrysburg bring the parking lot portion of Rotary Park up to current standards based on the new requests for masterplan amendments that have come through over the last three years, including the pavilion, inclusive playground, and the most recent request for new pickleball courts.

Mr. Walters reviewed the above Staff Report regarding the Site Plan Amendment for Rotary Community Park – Parking Lot Improvements at 26350 Fort Meigs Road. Ms. Williams noted Chapter 1210.11 – Regulations Applicable to Municipal Property, and added that this is the second city project that has gone out to bid without following the proper process. She requested reassurance that future City projects will follow the proper processes, and Mr. Lorenz said that he understands Ms. Williams' comments. There was a brief discussion about the existing sidewalks, accessible parking spaces, and the proposed oversized landscape islands. There were no further comments or questions from the Commission, nor the public.

Mr. Lorenz made a motion to approve the Site Plan Amendment for Rotary Community Park – Parking Lot Improvements at 26350 Fort Meigs Road. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

Mr. Bade noted that cutting out existing concrete to install sidewalks through existing driveways creates air pollution and is a waste of money. Mr. Vela noted that striping the parking lot is just as effective, and Mr. Lorenz noted that precedent that has been set.

OTHER BUSINESS

There being no further business, the meeting adjourned at 8:33 p.m.

Respectfully submitted,

Heather Alfaro