

PLANNING COMMISSION

FEBRUARY 23, 2017

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were Chris Carry, Tom Forquer, Seth Hudson, Eric Nicely, and John Wellstein (5). Andy Lorenz and Mayor Olmstead were absent (2). Also present were Karlene Henderson, Law Director, Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

Approval of Minutes

Mr. Forquer moved to approve the minutes of the January 26, 2017 meeting as written. The motion was seconded by Mr. Hudson and was unanimously approved.

Administrator's Report

Mr. Walters said that he has at least four items for the March meeting agenda.

Sanctuary in the Woods Phase 3 Preliminary Plat Extension

APPLICANT

Jeff H. Ruch, P.E.
Engineers, Surveyors & Associates, LLC
5353 Secor Road
Toledo, Ohio 43623

OWNER/DEVELOPER

Retreat Associates, Inc.
4331 Keystone Drive
Maumee, OH 43537

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

PROPERTY LOCATION & DESCRIPTION

Sanctuary in the Woods Phase 3 is an R-1 residential subdivision consisting of 109 lots on approximately 90.3 acres and is a continuation of the existing Sanctuary residential development. It is located north of Roachton Road, west of Hull Prairie Road, south of SR65.

BACKGROUND

The Preliminary Plat was first approved December 4, 2003, and has been extended each year with the most recent request extending approval until February 4, 2017. The applicant has requested the extension prior to the upcoming expiration date. This requested extension would be for two (2) years until January 26, 2019.

Plat 1, consisting of 16 lots was finalized and recorded on January 6, 2004.

Plat 3, consisting of 21 lots was finalized and recorded on December 24, 2014.

ANALYSIS

There are 88 un-platted lots proposed in the remaining portion of Sanctuary in the Woods Phase 3. Of those 88 lots, 32 of the lots do not meet the minimum lot size of 22,000 square feet.

*(The lot numbers that do not meet the minimum lot size requirement are as follows:
43, 44, 48, 49, 50, 51, 52, 53, 76, 77, 82, 83, 86, 87, 88, 89, 91, 96, 97, 105, 106,
110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 121)*

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 extend the preliminary plat approval until January 26, 2019. The developers have demonstrated a good faith effort to continue progress within the subdivision and will be finalizing additional plats in the near future. If development stalls and does not progress on a reasonable timeline between now and the recommended expiration date, the Planning Commission should consider (during the next extension review) requiring the submission of a new preliminary plat that shows remaining lots at a size that meets or exceeds the minimum lot size requirement of 22,000 SF.

Mr. Walters reviewed the above Staff Report. He amended his recommendation to extend it until February 23, 2019. Greg Boudouris of ESA was present on behalf of the applicant. Mr. Forquer moved to extend the preliminary plat for Sanctuary in the Woods Phase 3 until February 23, 2019 with the conditions specified in the Staff Report. Mr. Hudson seconded and it was unanimously approved.

Hawthorne Subdivision Preliminary Plat Extension

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 Ct., north of Roachton Rd., and is immediately west of the CSX railroad tracks. The subject property (107.8 acres) is currently zoned R3 (Single Family Residential) and S1 (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.

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 Administrator recommends that the Planning Commission approve the Preliminary Plat extension for Hawthorne subdivision which shall be valid until February 23, 2019.

Mr. Walters stated that Mark Rich, the applicant, was unable to attend the meeting and Mr. Rich said that if the Commission has questions for him, he is agreeable to tabling this

issue until the following month. Mr. Walters reviewed the above Staff Report. Mr. Nicely asked why Mr. Walters recommended a 24 month extension. Mr. Walters stated that his recommendation is the maximum time allowed and it is based on the progress that is being made in the subdivision and because it meets all requirements. Mr. Forquer said that he is still opposed to the extension of Ringle Road.

Mr. Forquer moved to extend the Preliminary Plat of Hawthorne Subdivision to February 23, 2019. Mr. Carry seconded and it was unanimously approved.

Villages at Canterbury Subdivision Preliminary Plat Extension

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 R4 (Single Family Residential) and contains 5 parcels comprising 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 R4 (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 Dr. 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.

ANALYSIS

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

The subject property is currently vacant and being farmed.

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

The approval of a preliminary plat extension shall still be subject to all previous requirements by the city of Perrysburg and the Planning Commission (see approval from February 4, 2016 which is the date of the original preliminary plat approval).

There is a minor change that has been included on the attached plat drawing (8.5" x 11" copies of this area have been provided). This change occurs to the lots located around the Blue Stone Ct. cul-de-sac due to the addition of a retention pond.

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 Administrator recommends that the Planning Commission extend the approval of the submitted preliminary plat for 24 months (expiration of February 23, 2019) per the attached plat drawing.

Mr. Walters stated that Mark Rich is also the applicant on this request. He reviewed the above Staff Report and called attention to the modification of lots 215, 216 and 217 because of stormwater detention. Mr. Nicely said that he thinks that an extension of twelve months on a preliminary plat is sufficient. Mr. Hudson asked if there is a fee for a preliminary plat extension. Mr. Walters said that the fee is \$200. He added that the change from 12 months to 24 months allows more time to see if a developer is making progress in a subdivision. The Commission discussed a 12 month extension versus a 24 month extension. Mr. Carry reminded the Commission that 24 months was the maximum recommended by the Commission when the Code was recently amended. Fred Eberly, an adjacent property owner, asked for a copy of the preliminary plat and Mr. Carry provided him with a copy.

Mr. Forquer made a motion to extend the Preliminary Plat for the Villages at Canterbury to February 23, 2019. Mr. Hudson seconded and it was unanimously approved.

Final Site Plan

AAA Auto Care – N. Dixie Highway

APPLICANT

Jonathan Evans
Evans Engineering
4240 Airport Rd., Suite 211
Cincinnati, Ohio 45226

REQUEST

Chapter 1260.11 – Final Site Plan Review
Chapter 1250 – Site Design Standards

PROPERTY LOCATION & DESCRIPTION

The proposed project is located on parcel #s Q61-400-180304011000 through Q61-400-180304018000, Q61-400-180304006000 through Q61-400-180304010000. This property is located on the east side of N. Dixie Highway, between Gloria Street and Ft. Meigs Boulevard. The property is approximately 1.51 acres in size and is zoned C - 4 Highway Commercial. All adjacent city property on the north and south sides of the site are also zoned C-4, with a Planned Business Park to the west. The proposed project is in the process of acquiring six parcels from Perrysburg Township on the southeast corner of the potential site. The preliminary site plan was approved on January 26, 2017.

ANALYSIS

- **Parking:** The parking requirement for this use was calculated at 39 required spaces (see Ch. 1250.03(r)) with 47 spaces provided. This plan appears to be dimensionally consistent with the requirements of the zoning code. Additionally, parking is not allowed to be located in the front yard without the approval of the Board of Zoning Appeals (BZA approved parking in all three front yards on 12/12/16).
- **Landscape Islands:** The proposed plan shows 7 landscape islands for 47 onsite parking spaces that vary in size. Per Ch. 1250.19(d), a landscape island will be provided at one (1) for every ten (10) spaces with two (2) shade trees per landscape island. The proposed landscape islands also show only one (1) shade tree in placed in six of the seven islands, with 2 shade trees placed in only 1 landscape island. Although it does not meet the requirements, the applicant has placed additional trees throughout the property.
- **Parking Lot Landscape:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of parking lot landscaping, 1,902 SF of landscape is needed. The plan indicates that 2,479 SF has been provided. Per Ch. 1250.19(c) "One (1) tree shall be required for each eight (8) spaces". The applicant has placed 8 additional trees in the site landscaping (6 required).
- **Site Landscaping:** The R.L.A. has provided a calculation indicating that in order to achieve the proper quantity of overall site landscaping, 6,577.56 SF of landscape is needed. The plan indicates that approximately 9,286SF has been provided.
- **Street Tree Plan:** The applicant has provided a street tree plan that has been forwarded to the Dept. of Public Service for review by the Street Tree Commission.
- **Signage:** Any request for signage will be reviewed by the zoning inspector in accordance with Ch. 1250.29 prior to the issuance of any sign permits.
- **Lighting:** A photometric plan has been supplied for this site showing the light effect of 8 proposed light poles and 4 wall lights. The light photometric plan shows that the light is concentrated within the site and there is little to no light spillage outside of the property. The height of the light poles is indicated at 16' on the plan which does not exceed a height maximum of 30' within this zoning district.
- **Building Materials:** The proposed building shows a mixture of mostly brick, EIFS, and split-faced block. Visually it would appear that the mixture of materials would meet the maximum percentage requirements (100% face brick, 25% split faced block, and 50% EIFS) set forth in Ch. 1250.48.

- **Dumpster Enclosure:** The dumpster enclosure is proposed to be located in the front yard of the AAA Auto Care. Per Ch. 1250.58 "Waste receptacles shall be located in the rear yard or non-required side yard, and shall be as far away as practical, and in no case less than twenty (20) feet, from any residential district and placed in such a way that they are not easily damaged by the refuse vehicle. The location and orientation of the waste receptacle and enclosure shall minimize the potential for the waste receptacle to be viewed from a public street or adjacent residential district." The current location shows that the dumpster, although in the front yard, would be fully enclosed and screened from Gloria Street with landscaping. All other aspects of the enclosure appear to be acceptable with the code requirements.
- **Sidewalks:** Public sidewalks are already present across the road frontage.
- **General Engineering:** The applicant shall submit and obtain City of Perrysburg construction review approval for drainage calculations and general engineering prior to a zoning permit being issued. Additionally, a pre-construction meeting must be conducted prior to the issuance of zoning permits.

RECOMMENDATION

The Planning and Zoning Deputy Administrator has reviewed all provided information and recommends approval of the final site plan as submitted.

Mr. Easterling reviewed the above Staff Report. Dean Frederick of Frederick Associates who has been working with Jonathan Evans was present. Mr. Wellstein asked about the detention area. Mr. Easterling said that the applicant is working with the City Engineer on the drainage review. Mr. Hudson asked if there will be a screen wall along State Route 25. Mr. Easterling said there will be and the brick matches the brick on the building. Mr. Forquer said that it looks like some of the street trees are planted along the detention pond. He said that he doesn't think the landscape islands support two trees. Mr. Walters said that the Code is referencing a landscape island that is 40' by 10'. Mr. Walters added that the Street Tree Commission will review the Street Tree Plan. Mr. Forquer asked about the signage and said that the building fronts on three streets and they are signing two of them. Mr. Easterling said that is correct and that is what is indicated on the elevations.

Mr. Forquer moved to approve the Final Site Plan for AAA Car Care subject to the conditions and requirements included in the Staff Report. Mr. Carry seconded and it was unanimously approved.

**Code Amendments
Chapter 1250 & 1295
Street Tree Requirements**

APPLICANT/OWNER/DEVELOPER

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

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1250.14 – Street Trees
Chapter 1250.21 – Suggested Plant Material
Chapter 1250.22 – Street Tree Species
Chapter 1295.05(a)(9)(C)(2) – Street Improvements
Chapter 1295.05(a)(9)(M)(1) – Street Trees
Chapter 1295.05(a)(9)(M)(2) – Street Trees

DESCRIPTION

The proposed code amendments to the Chapters 1250 and 1295.05 would allow for consistency in the language and practices throughout the Planning and Zoning section of the codified ordinance as well as the Public Service section as the current language does not reflect the current process.

BACKGROUND

The current language in regard to street trees is spread out amongst several sections within the Codified Ordinances. Details of the current process and practices are provided in the Public Service section, while only alluded to in the Planning and Zoning section. In an effort to more clearly and concisely convey information to users of the Codified Ordinances, the City of Perrysburg Planning and Zoning Division has reviewed the proposed changes with the Public Service Division and are all in agreement on the proposed amendments to reflect the current processes in place in regard to street trees.

ANALYSIS

Existing Code Language

1250.14(a) Street Trees

In addition to parking lot landscape requirements as specified in Chapter 1250.16, street shade trees shall be provided between the curb and sidewalk or if space is not adequate between the curb and sidewalk, trees shall be located on private property spaced thirty (30) feet on center along all street frontages. On streets under the jurisdiction of the County or the State, plans for street trees shall be subject to the requirements of such agency. In all cases, a street tree plan shall be submitted and approved by the City Street Tree Commission.

Proposed Code Language

1250.14(a) Street Trees

In addition to parking lot landscape requirements as specified in Chapter 1250.16, street shade trees shall be provided between the curb and sidewalk or if the city determines the space is not adequate such trees may not be required. In all cases, a street tree plan shall be submitted and approved by the City Street Tree Commission.

Existing Code Language

1250.21 Suggested Plant Material

The following table is a list of suggested plant materials. Size, special characteristics and tolerances are given to aid in determining what plant materials are right for an individual situation. This list is not intended to be a comprehensive list of plant materials, especially in the area of deciduous shrubs. ([see next page for charts](#))

T - Tolerant I - Intolerant S - Slow M - Moderate F - Fast V - Varies	H E A T	D R O U G H T	S H A D E	C O U R S E	M E D I U M	F I N E	O V A L	R O U N D	P Y R A M I D A L									G R O W T H R A T E
Shade (Canopy) Trees 50' - 60'																		
Hackberry	T	T	T	T		X		X										F
Honey Locust, Thornless	T	T	T				X		X		X		X					F
Linden, American	I			T	X			X				X	X	X				M
Maple, Red	I			T		X		X						X		X		F
Maple, Sugar	I	I		T		X		X				X				X		S
Oak, Pin	I	T	I	T		X				X			X			X	X	M
Intermediate Trees 30' - 40'																		
Birch, River				T			X	X			X		X			X	X	F
Linden, Greenspire				T		X				X		X	X	X				F
Linden, Littleleaf			I	T		X		X			X	X	X					M
Linden, Redmond				T	X					X		X	X	X				M

T - Tolerant I - Intolerant S - Slow M - Moderate F - Fast V - Varies	D E I C I N G S A L T	H E A T	D R O U G H T	S H A D E	C O U R S E	M E D I U M	F I N E	O V A L	R O U N D	P Y R A M I D A L				P E D. L E V E L M A S S I N G	A T T R A C T I V E F L O W E R S	A T T R A C T I V E F R U I T	G O O D F A L L C O L O R	W I N T E R I N T E R E S T	G R O W T H R A T E	
Low Trees 15' - 25'																				
Beech, Blue				T			X		X					X			X			S
Crabapple	I			I	X		X	X						X	X	X		X		F
Dogwood, Pagoda				T	X		X							X	X		X			M
Hawthorn, Thornless	I				X			X						X	X	X				F
Maple, Amur	T			T	X			X						X			X			F
Shadblow Serviceberry				T	X		X			X				X						F
Evergreen Trees 50' - 60'																				
Pine, Austrian	T			T		X				X				X				X		F
Pine, Scotch	T					X				X				X				X		F
Spruce, Black Hills	T	T	T			X				X				X				X		M
Spruce, Colorado	T					X				X				X				X		S
T - Tolerant I - Intolerant S - Slow M - Moderate F - Fast V - Varies	D E I C I N G S A L T	H E A T	D R O U G H T	S H A D E	C O U R S E	M E D I U M	F I N E	O V A L	R O U N D	P Y R A M I D A L							G O O D F A L L C O L O R		G R O W T H R A T E	

Deciduous Shrubs 4 ½' and taller																			
Chokeberry, Black				T		X			X				X	X	X	X			S
Dogwood, Redtwig	I					X			X				X	X			X		F
Euonymous, Winged	I				X			X			X		X				X	X	S
Lilac, French				T		X			X				X	X					M
Ninebark, Golden				T		X			X				X						F
Deciduous shrubs under 4 ½'																			
Currant, Alpine	T	T						X		X			X	X					M
Barberry, Japanese	I		T	T	X				X				X			X	X	X	M
Cranberry Bush, Compact	I					X			X				X						
Potentilla	T	T	T		X				X				X	X					M
Spiraea, Anthony Waterer				T		X			X				X	X					M
Evergreen shrubs (height varies)																			
Arborvitae	Varies					X	Varies					X					X	S	
Junipers						X						X					X	V	
Pine, Mugho						X						X					X	S	
Yews						X						X					X	S	
T - Tolerant I - Intolerant S - Slow M - Moderate F - Fast V - Varies	D E I C I N G S A L T	H E A T	D R O U G H T	S H A D E	C O U R S E	M E D I U M	F I N E	O V A L	R O U N D	P Y R A M I D A L	L I G H T F O L I A G E	D E N S E F O L I A G E	P E D. L E V E L M A S S I N G	A T T R A C T I V E F L O W E R S	A T T R A C T I V E F R U I T	G O O D F A L L C O L O R	W I N T E R I N T E R E S T	G R O W T H R A T E	
Groundcovers 1' - 2'																			
Cinquefoil Wineleaf			T				X						X			X			F
Crownvetch			T	T			X						X	X					S
Creeper, Virginia	T		T	T	X								X			X			F
Fleeceflower		T	T			X							X	X	X		X		F

Proposed Code Language

(Remove entire section including charts)

Current Code Language

1250.22 Trees Not Permitted

- (a) Trees not permitted (all locations):
 - (1) Box Elder
 - (2) Soft Maples
 - (3) Elms
 - (4) Horse Chestnut (nut-bearing)
 - (5) Tree of Heaven
 - (6) Catalpa
 - (7) Ash
 - (8) Norway Maple
 - (9) Russian Olive
- (b) Trees not permitted within street right-of-way:
 - (1) Basswood
 - (2) Cottonwood
 - (3) Willow
- (c) Shrubs not permitted (all locations)
 - (1) Buckthorn
 - (2) Honeysuckle

Proposed Code Language

1250.22 Trees Not Permitted

- (a) For a list of approved and prohibited species reference the Department of Public Service "Street Tree Brochure".

Current Code Language

1295.05(a)(9)(C)(2) Street Trees

All street pavements shall slope from the crown to each gutter at three-sixteenths (3/16) of an inch per foot minimum; one-fourth (1/4) of an inch per foot is preferred. There shall be a planting strip between the curb and the sidewalk of at least ten (10) feet in width, with a minimum slope of three-eighths (3/8) of an inch per foot toward the curb and a maximum slope of three (3) inches per foot toward the curb. Retaining walls shall be provided by the subdivider where the maximum slope cannot be maintained.

Proposed Code Language

1295.05(a)(9)(C)(2) Street Improvements

All street pavements shall slope from the crown to each gutter at three-sixteenths (3/16) of an inch per foot minimum; one-fourth (1/4) of an inch per foot is preferred.

Current Code Language

1295.05(9)(M) Street Trees

1. Street trees shall be planted in all subdivisions, including land abutting any previously opened street, as well as those newly opened for the subdivision.
2. The number, size, species and location of the street trees planted in subdivisions shall be in accordance with a plan approved by the Street Tree Commission. The plan shall be prepared by a registered landscape architect. Six (6) copies of the plan shall be submitted with the subdivision plans for approval.

Proposed Code Language

1295.05(9)(M) Street Trees

1. Street trees shall be planted along all street frontages.
2. The number, size, species and location of the street trees shall be in accordance with a plan approved by the Street Tree Commission. The plan shall be prepared by a registered landscape architect. Six (6) copies of the plan shall be submitted with the subdivision plans for approval.

RECOMMENDATION

The Deputy Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the proposed code amendment which would add consistency, consolidate, and reorganize the language and process for street trees.

Further, it is recommended that a public hearing be set before City Council for April 4, 2017 at 6:10 p.m.

Mr. Walters reviewed the above Staff Report. Mr. Wellstein asked what the thinking was on getting rid of the chart. Mr. Walters stated that the Department of Public Service wants to refer to a third party document so it can be amended without the burdensome process of going through a Code Amendment. Mr. Hudson asked how much lead time there would be when the pamphlets are amended. Mr. Walters said that when someone is doing their due diligence in gathering information they would be given the latest version. Mr. Forquer asked about some of the wording in 1295.05(9)(m), and Mr. Walters said that since chapter 1295 deals with subdivision regulations it is appropriate to leave the wording as is.

Mr. Forquer moved to recommend to City Council approval of the proposed Code Amendments and to set a public hearing before City Council on April 4, 2017 at 6:10 p.m. Mr. Carry seconded and it was unanimously approved.

Final Plat Hull Prairie Road – Right of Way Dedication Plat

APPLICANT/OWNER/DEVELOPER

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

Feller Finch & Associates
1683 Woodlands Dr.
Maumee, OH 43537

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

This right-of-way dedication plat is being provided by Mark Rich, developer of the Canterbury subdivision located south of Roachton Rd. and east of Hull Prairie Road. This right-of-way dedication includes the land east of Hull Prairie Rd. and South of the new Perrysburg Intermediate School property line. The right-of-way dedication is approximately 80' wide (east to west) and approximately 3,250' long (north to south). The dedicated strip extends from the south property line of parcel # Q61-100-230000001002 to the south property line of parcel # Q61-100-230000011000. The additional right-of-way is necessary to allow for roadway improvements including the future roundabout and utility relocation.

BACKGROUND

Perrysburg Intermediate School and Canterbury Subdivision are planned to come online in the very near future and will overwhelm the existing roadway infrastructure. This dedication plat is required to allow the necessary improvements to the intersection as well as for the entrance drives to these two developments to provide acceptable levels of roadway service in this area. The Wood County Engineer's office is currently working on right-of-way acquisition, utility relocation and construction details as part of this project.

ANALYSIS

The City of Perrysburg has determined that the proposed dedication plat is necessary and would allow for the necessary improvements associated with all nearby roadway work.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve and sign the right-of-way dedication plat after the following changes are made to the signature page:

1. The name of Greg Bade be changed to Christopher Carry – Chairman.

Mr. Walters reviewed the above Staff Report. Fred Eberly asked if there will be sidewalks. Mr. Carry said that there will be a 10' multi-use path on Hull Prairie and Roachton Roads. Mr. Eberly asked what type of provisions for pedestrians crossing to Pratt Park will be on the roundabout. Mr. Walters said that there are dedicated splitter islands like in all the roundabouts so you can cross one lane at a time. He added that credible sources say that it is safer to cross than at a traditional intersection.

Mr. Forquer moved to approve the Final Plat of the right-of-way dedication for Hull Prairie Road subject to the recommendation in the Staff Report. Mr. Hudson seconded and it was unanimously approved.

Rezoning Request Perrysburg Area Historic Museum

APPLICANT/OWNER/DEVELOPER
Perrysburg Area Historic Museum, Inc.
27340 River Rd.
Perrysburg, Ohio

REQUEST
Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject parcel is identified as parcel number Q61-100-644001025000. This property is directly east of the parcel containing the Perrysburg Area Historic Museum's Spafford House, on the south side of River Road. It is currently zoned R2 (Single Family Residential).

Adjacent zoning:

1. East: R2 (Single Family Residential)
2. South: R2 (Single Family Residential)
3. West: INS (Institutional Uses)
4. North: Township (residential)

The property is approximately .2 acres (8,571 square feet).

BACKGROUND

This parcel was purchased in 2009 as part of the Spafford House Museum campus. Recently, the museum inquired about placing a storage building on the lot and it was discovered that the zoning for the additional parcel was never changed to match the adjacent INS parcel. To better match the use of the property, and bring the property to conform to the standards of the zoning code, the applicant has submitted an application for rezoning.

ANALYSIS

The current applicant has requested a zoning change from the current zoning of R2 (Single Family Residential) to INS (Institutional Uses).

Per Ch. 1220.07(h), INS zoning is defined as: Areas which are adaptable for institutional uses such as government buildings, police, fire and emergency services, post office, YMCA, schools, hospital, museum, churches, library, public and private essential services and utilities, cultural art facility, public cemetery and senior/youth centers..

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

- Plant Cultivation
- Assisted Living Units **(SAU)**
- Entertainment and Spectator Sport Facilities **(SAU)**
- Medical Offices **(SAU)**
- Medical Urgent Care Facilities **(SAU)**
- Accessory Building
- Cemetery **(SAU)**
- Child Day Care Center **(SAU)**
- Club, Lodges, Fraternal and Civic Assembly **(SAU)**
- College and Universities **(SAU)**
- Convalescent and Nursing Homes **(SAU)**
- Essential Services
- Hospital **(SAU)**
- Institutional Use
- Part-Time Child Day Care Centers **(SAU)**
- Postal Service **(SAU)**
- Public and Private Schools
- Public Service Facility **(SAU)**
- Public/Private Utility **(SAU)**
- Wireless Telecommunication Facility **(SAU)**
- Oil & Gas Wells **(SAU)**
- Outside Storage **(SAU)**
- Wind Generator (Turbine) **(SAU)**

The Comprehensive Plan – Conservation and Development Map indicates “Developed Land” for the subject site. *Developed Land: Land which has been altered from its original natural state and is currently serving as a public, residential, commercial, or industrial use. Developed land excludes agricultural areas.*

RECOMMENDATION

The Deputy Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment to INS (Institutional Uses) for parcel number Q61-100-644001025000. Further, it is

recommended that a public hearing be set before City Council on April 4, 2017 at 6:15 p.m.

Mr. Easterling reviewed the above Staff Report. Judy Justus of the Perrysburg Area Historical Museum said that she only discovered a few weeks ago that all of the property was not zoned INS.

Dawn Hoover said that she lives behind the museum, and she asked if the change in zoning is just so they can put up a barn. Ms. Hoover also asked the dimensions of the barn. Ms. Justus said the barn will be 30' by 40'. Ms. Hoover asked where the barn will be placed and what the height will be. Ms. Justus said that it will have to meet the Code. Mr. Walters explained the maximum height requirements for accessory structures. Ms. Hoover asked how far off the property line the barn will be built. Mr. Carry pointed out that those issues really are not related to the request before the Commission which is to rezone the property.

Mr. Forquer moved to recommend to City Council approval of the rezoning request from R2 (Single Family Residential) to INS (Institutional) for parcel number Q61-100-644001025000 and to set a public hearing before City Council on April 4, 2017 at 6:15 p.m. The motion was seconded by Mr. Carry and was unanimously approved.

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

Respectfully submitted,

Mary Jo Sutton