

PLANNING COMMISSION MEETING

JANUARY 30, 2014

The meeting was called to order at 7:00 p.m. by Chairman Greg Bade. Commission members present were: Greg Bade, Chris Carry, Byron Choka, Tom Forquer, Seth Hudson, Mayor Olmstead, and Therese Witt (7). Also present were Brody Walters, Planning and Zoning Administrator and Mathew Beredo, Law Director.

APPROVAL OF MINUTES FROM THE DECEMBER 19, 2013 MEETING

Mr. Choka moved to approve the minutes of the December 19, 2013 meeting as written. Mr. Hudson seconded and they were approved 5-0. Ayes: Bade, Carry, Choka, Forquer, Hudson (5). Abstain: Olmstead and Witt (2).

ADMINISTRATOR'S REPORT

Mr. Walters stated that since it is the first meeting of the year, it is time to elect a Chairperson and Vice-Chairperson for the year.

Mr. Forquer nominated Mr. Carry as Chairman. Mr. Choka seconded, and it was unanimously approved.

Mr. Carry nominated Mr. Forquer to be Vice-Chairman. Mr. Hudson seconded, and it was unanimously approved.

Special Approval Use

Kroger

SR25 and Roachton Road

APPLICANT/OWNER/DEVELOPER

Robert Reitzel
Reitzel Realty, Ltd.
25260 Ault Road
Perrysburg, Ohio

Brian McMahon
Danberry National, Ltd.
624. W. South Boundary / Suite B
Perrysburg, OH 43551

REQUEST

Chapter 1235.04(rr) – Special Approval Use – Service Station

Chapter 1235.04(o) – Special Approval Use – Drive-In Commercial Uses

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the southeast corner of S.R. 25 and Roachton Road.

Directly to the east, adjacent to the subject property is Waterstone Landing zoned RM (Multi-Family). Directly across Roachton Road to the north is Perrysburg Heights – Perrysburg Township. Further east on the north side of Roachton Road is the City's Public Service Facility, zoned INS (Institutional). At the northeast corner of SR25 across Roachton Road, is a commercial gas station zoned C4 (Highway Commercial). In the northwest corner of SR25 and Roachton Road is Levis Commons zoned PBP (Planned Business Park) with a UVO (Urban Village Overlay). The southwest corner of SR25 and Roachton Road is a restaurant and zoned C4 (Highway Commercial).

The subject property is zoned PBP (Planned Business Park) and consists of approximately 22 acres.

BACKGROUND

On December 27, 2012, the Planning Commission reviewed and approved Special Approval Uses for the Kroger Service Station and the Drive-In Pharmacy Window in association with the larger overall Kroger grocery store development. Chapter 1235.03(c) states that Special Approval Uses must be started within one (1) year of issuance or the permit shall expire. The previous submission for the Kroger development successfully obtained final site plan level review and as a result the re-approval of the special approval uses and **final review of full construction plans** (including a street tree plan) are the only remaining items to address before this project could be issued zoning permits.

ANALYSIS

As shown, there are two Special Approval Uses that are included in this review. Previous versions of site plans have indicated an additional SAU being required for "carry out – alcoholic beverages", but discussions with the applicant and the kiosk size shown on the site plan reveal that beverages will not be part of the proposed fuel center and the additional SAU will not be needed.

1. Chapter 1235.04(o): Drive-In Commercial Uses (south end of main building)

1. Ingress and egress points shall be located at least sixty (60) feet from the right-of-way intersection of any two (2) streets.
2. A minimum of five (5) vehicle stacking spaces shall be provided per drive-through lane with a minimum of three (3) additional spaces for the location at which orders are taken. Stacking lanes shall have a minimum width of eight (8) feet and shall not conflict with parking or ingress and egress drives. The length of one stacking space shall be twenty (20) feet.

2. Chapter 1235.04(rr): Service Station (west edge of parking lot along S.R 25)

1. All above ground or underground structures other than permitted signs or drives are to be located at least twenty (20) feet from any lot line, and at least fifty (50) feet from any residential district lot line.
2. Driveways shall be at least twenty-four (24) feet from any intersecting street rights-of-ways or residential district lot line.
3. All proposed structures shall be located at least three hundred (300) feet from any property which is used as a public or private school, church, hospital, theater, playground, fire station or place of public congregation.
4. A six (6) foot completely obscuring wall shall be provided abutting a residential district.
5. Under canopy lighting shall have fixtures mounted flush with the surface of the underside of the canopy and shall not be of such intensity as to be distractive to traffic on abutting streets.

As previously submitted, the plans appear to be consistent with the requirements of both Special Approval Uses (SAUs) as identified in Chapter 1235.04.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission reapprove the request for two special approval uses, including a service station and a commercial drive-in use. Approval of these Special Approval Uses was originally granted on November 16, 2010 and the plans since this time have not changed. It should be understood that the approval of these SAU uses do not apply to the remaining 3 outlots along S.R. 25. Any future development of these lots will require all applicable approvals before development.

Mr. Walters reviewed the above Staff Report. Mr. Choka asked if the applicant had any issues with the requirements of the Staff Report. Mr. McMahon said that they are clear on the requirements and will comply. Mr. Choka asked if there have been any changes to this area since the Special Approval Use was first approved. Mr. Walters said that the Waterstone Apartments have been built. Mr. Bade asked about the Site Plan. Mr. Walters stated the project has received the equivalency of Final Site Plan Approval through the Architectural Review Committee. Mr. Carry stated that this has been a long process and he asked Mr. McMahon if he thinks they will be developing this property in 2014. Mr. McMahon said he thinks they will be back before the Planning Commission in 2014 with a very specific proposal for this property. He said the property owners still have confidence in this location and have repurchased the property behind the former Delafoil site on Progress Drive. Mr. Bade asked if there would still be access to the apartments. Mr. McMahon said he is sure that when it is developed it would be in the

retailer's best interest to provide some sort of access to the apartments. Mr. Choka moved to approve the request for two special approval uses, including a service station and a commercial drive-in use. Mayor Olmstead seconded, and it was unanimously approved.

***Preliminary and Final Site Plan
Owens Illinois
Storage Bunker***

APPLICANT

Mr. Paul Furtaw, PE
Bergmann Associates
1427 W. Saginaw Street, Ste 200
East Lansing, MI 48823

OWNER

Owens-Illinois, Inc.
Four O-I Plaza
One Michael Owens Way
Perrysburg, OH 43551

REQUEST

Chapter 1260.08 – Preliminary Site Plan Review
Chapter 1260.10 – Final Site Plan Review

PROPERTY LOCATION & DESCRIPTION

Owens Illinois proposes to construct a “storage bunker” (to store raw material), which would be located to the rear (west) of the newly constructed “Innovation Center”. The subject property is approximately 4 acres of the larger Owens-Illinois property, which is zoned I-2 “General Industrial” and is located north and west of N. Wilkinson Way.

The site is bordered on the east and south by other industrial/manufacturing uses and is bordered on the west by the CSX rail line. The submitted plans show a proposed 28’ x 30’ storage bunker located directly behind the Innovation Center, in a location that will largely be screened by the existing building.

The proposed storage bunker is shown to occupy the area previously reserved for the 4 parking spaces that were shown on the final site plan amendment that was approved by the Planning Commission on July 25, 2013.

The proposed site plan indicates 39 remaining parking spaces on site and this facility would also have a walkway connection to O-I Plaza Four and utilize shared parking with the common parking lot to the northeast.

ANALYSIS

The submitted plans for this project have been found to be consistent with the dimensional standards of Chapter 1230 including maximum height and the 40' rear yard setback requirement.

Per Chapter 1250 Site Design Standards, the following items were reviewed:

- **Parking:** The storage bunker is an uninhabited building and therefore its construction does not require any change in parking requirements for this site. The previous plan (July 25, 2013) showed 43 parking spaces and this revised plan eliminates 4 of them (for a total of 39 total parking spaces) which still meets the minimum requirements. (The Innovation Center with 21,000 SF first floor area and approximately 2,176 SF second floor area at 75% usable floor area requires 39 parking spaces)
- **Landscaping:** As part of the Innovation Center site plan request, the applicant has provided a detailed landscape plan that has been found to be acceptable.
- **Signage:** No additional signage is requested as a result of this site addition.
- **Lighting:** No lighting is shown on/for the proposed building.
- **Building Materials:** The proposed storage bunker is shown to be made from ribbed metal panels (approximately 66%) and concrete (approximately 33%). The building material percentages are consistent with Chapter 1250.48 for industrial zoning (neither material individually may comprise more than 75% of the building surface).
- **Other:** All other aspects of the site were reviewed and approved by the Planning Commission at previous meetings on November 15, 2012 and July 25, 2013. All reviewed features appear to remain in compliance with the development standards and as such do not require further review.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the preliminary and final site plan depicting the construction of a new 28' x 30' storage bunker behind the Innovation Center as submitted.

Mr. Walters reviewed the above Staff Report. Paul Furtaw of Bergmann Associates and Jeff Manon of Owens Illinois were present, and Mr. Furtaw presented the Commission with a revised Site Plan. Mr. Manon said that the Innovation Center has been in operation for about four months and over that time, they have found that they need to

open access to get to the service drive and the back of the plant. Mr. Furtaw said that the revised plan shows the shed moved back fifteen feet towards the railroad tracks. Mr. Walters asked Mr. Furtaw to confirm that the building materials, size of the building and approximate location on site has not changed on the revised plan. Mr. Furtaw said that everything else is the same. Mr. Forquer asked about the storage tanks on either side of the bunker. Tom Reder, architect with Bergmann Associates, explained the purpose of the bunker and explained that the 750 gallon storage tanks will collect water that drains from the broken glass. He said it will be a minimal amount of water but he has suggested that the tanks be pumped out every six months. Mr. Forquer asked Mr. Walters if these tanks are in compliance with the Code. Mr. Walters said that they are. Mr. Bade said that originally they said the silos would be inside, but now they are outside. He said he realizes that they are at the back of the property, but he would like to see some additional screening that is at least 6' high because you can see it from Fort Meigs Road. Mr. Choka asked about the height of the bunker. Mr. Furtaw said the height of the eaves is 12' so it will be 14' to 15'. Ms. Witt noted that a new subdivision is going in across Fort Meigs. There was discussion regarding the landscaping/screening requested. Mr. Walters clarified that the Commission is looking for screening of the tanks and some landscaping along the back side of the building.

Mr. Hudson moved to approve the preliminary and final site plan depicting the construction of a new 28' x 30' storage bunker behind the Innovation Center as submitted, subject to the additional screening and landscaping discussed. Mr. Bade seconded and it was unanimously approved.

OTHER BUSINESS

Mr. Bade asked about the trailers at the schools. Mr. Walters said that according to the Executive Secretary, the schools received a grant for lighting and had to take delivery of all of the materials. The trailers are being used to store materials, and the project, from start to finish at all locations, will take about six months.

Mr. Choka commended Mr. Bade on his previous service as Chairman.

Mr. Walters reported that for the February meeting there will be Special Approval Use requests for two daycare centers.

There being no further business, the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Mary Jo Sutton