

PLANNING COMMISSION MEETING

JANUARY 28, 2021

The meeting was called to order at 7:11 p.m. by Craig Pickerel. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Craig Pickerel, John Wellstein, and Becky Williams (6). Gilda Mitchell was absent (1). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Mr. Pickerel nominated Mr. Wellstein to be Chairperson. Seconded by Ms. Williams. Ayes: (6). Nays: (0).

Mr. Pickerel nominated Mr. Lorenz to be Vice-Chairperson. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

APPROVAL OF MINUTES

Mr. Pickerel moved to approve the minutes of the December 10, 2020 meeting as written. Seconded by Mr. Lorenz. Ayes: Bade, Lorenz, Mackin, Pickerel, and Wellstein (5). Nays: (0). Abstain: Williams (1).

ADMINISTRATOR'S REPORT

Mr. Walters stated that there will be four or five Agenda items for the February meeting.

Preliminary & Final Site Plan

Buckeye State Bank

Parcel #s Q61-400-180000007501 and Q61-400-0000007502

APPLICANT/OWNER/DEVELOPER

Christopher Hermosillo
DBSI, Inc.
6950 W. Morelos Place
Chandler, AZ 85226
(602) 264-7263

Shawn Keller
Owner, President, CEO
9494 Wedgewood Blvd.
Powell, OH 43065

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the south side of Eckel Junction in the Costco out-lots just east of the SR-25 and Eckel Junction Road intersection. This property is immediately south of the existing Black Diamond property. The parcels included in this request are: Q61-400-180000007501 and Q61-400-180000007502 which together contain approximately 1.795 acres of property that are zoned C-4 (Highway Commercial).

Adjacent zoning:

North – OS Office & Service (Black Diamond)

East – C-4 Highway Commercial

South – C-4 Highway Commercial (Costco)

West – C-4 Highway Commercial, C-1 Neighborhood Commercial
(Perrysburg Quick Lube)

ANALYSIS

Land Use – The proposed Use has been reviewed and determined to be “Office and Banks.” This use is permitted in the C-4 Zoning District.

Dimensional Standards – The proposed Site Plan shows a multi-tenant commercial building across two parcels. The setbacks that will apply to this project site are as follows:

Front Yard – 50’

Rear Yard – 30’

Side Yard (min.) – 10’

Max Height – 35’

The Site Plan meets and exceeds the minimum setback distances required.

Access – The proposed two access drives to the property are shown to be from the private drive within the Costco parking lot.

Parking – The proposed Site Plan indicates sixty-nine (69) standard parking spaces (10’x20’). This quantity of parking will serve customers, employees, and inventory. The provided parking is expected to far exceed any required parking needs (although there is no way to predict the use of the future retail space). The bank would require a minimum of twenty-four (24) spaces. The vacant retail spaces, using the general land-use category

of “retail stores, except as otherwise specified” would require a minimum of an additional twenty-three (23) spaces. In addition, the stacking in both the bank and restaurant drive-through areas meet the minimum stacking requirements.

Landscaping – The Overall Site (the area of the site minus the parking lot area) is required to provide at least ten (10) percent of its area as intentional landscape. Turf grass is not considered intentional landscape. The applicant has provided a Landscape Plan with a detailed calculation that was completed by a landscape architect. This plan and calculation shows a total site area of 78,184 SF of which 7,966 SF is shown to be landscaped. This equates to 10.19% of the “site” being landscaped.

Parking Lot Landscape – The Code generally requires parking areas of project sites to be landscaped in accordance with a minimum percentage. The minimum percent in C-4 zoning districts is 6%. The proposed plan shows 45,203 SF of parking area with 3,216 SF of landscaping within the parking lot. This would equate to 7.11% of the parking lot which exceeds the requirement. In addition, all islands meet the minimum size and shade tree requirements.

Street Trees – A Street Tree Plan will be created for this property by the City’s Street Tree Commission. The quantity of trees is determined by taking the frontage of the parcel, subtracting 35’ (allowable driveway width) and dividing that length by 40’ (the average spacing of street trees). The note to ask for the Commission to waive the Street Tree Requirements due to lack of space in the tree lawn, overcrowding, and above head power lines will be forwarded to the Street Tree Commission.

The Street Tree Commission, if determined trees are required, shall select the species and placement of these trees. Fees for required street trees will be collected at the time the zoning permit is obtained. All trees will be planted by the City.

Lighting – A Lighting Plan schedule and photometric has been provided. The site features wall mounted LED wall sconce and single pole LED lighting in the parking lot that is 25’ high with minimal light spillage outside of the property. The single pole LED lighting will exceed 1,000 lumens but complies with the Code in that they are downward lit. The LED sconce lighting is currently specified at 2,237 lumens and is considered a 360° light. Chapter 1250.43(a)(3) states exterior lighting that is in excess of 1,000 lumens must be down lit.

Building Elevations and Materials – The proposed building is comprised of EIFS, stone, and architectural metal paneling. Two of these three materials are permitted by Code in this zoning district (EIFS and stone) while architectural metal panels are not permitted but are in line with the proposed zoning Code Amendment. The metal panels have an overall 14.88% for the building which falls under the 30% proposed to be permitted in C-4 zoning districts. The building complies with both roof line requirements as well as recess and projection requirements.

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, size, and distance from property lines. A variance may be required for the distance from the sign to the property lines, but shall be reviewed upon submission of sign permits to the Planning and Zoning Division.

Sidewalks – Public sidewalks are required and shown across all frontages on the Site Plan and leading from the public walk to the front entrances of the building.

Waste Receptacles – The Site Plan indicates an outdoor trash receptacle located in the rear of the south side of the building to be fully enclosed and fully complies with the requirements set forth in Chapter 1250.57.

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 any zoning permit.

RECOMMENDATION

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

1. Exterior lighting details are worked out with the Planning Commission.
2. Exterior building materials are permitted based on the approval of the new material by City Council. Should the material not be approved the applicant will have to re-submit exterior building elevations to the Planning and Zoning Division for Administrative Approval.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary and Final Site Plan for Buckeye State Bank and added that a variance may be necessary through the Board of Zoning Appeals (BZA). Bruce Kearns, The Delventhal Company, was present in person, and Christopher Hermosillo, DBSI, Inc. was present via the AT Teleconference System, on behalf of the application. Mr. Hermosillo stated that Mr. Easterling did a thorough job with his report. Mr. Pickerel asked Mr. Hermosillo if they accept the recommendations in the report with conditions to the exterior lighting and building materials, and Mr. Hermosillo said that they will choose another wall sconce that will meet the Code, and hope that they will receive a conditional approval for the metal panels with the vote tonight on the proposed Code Amendment. There was a brief discussion about street trees, and Mr. Easterling clarified that the Street Tree Commission will review the space of the tree lawn to ensure that there is adequate spacing. Mr. Bade referenced the lack of street trees on site at Yark/Chevy, and Mr. Easterling added that the City went out to plant and noticed the swale, and determined that the street trees were unable to be planted. Ms. Williams said that she appreciates the complete application, and Mr. Lorenz confirmed that the metal panels are located where the Site Plan calls out “signage”. Mr. Walters commended the applicants on how agreeable they were to meeting the City Code with this project, and thanked them for their efforts. Mayor Mackin said that he was contacted by Attorney, Jerry Parker, on behalf of his clients, and Mr. Parker stated that he was appreciative of Planning and Zoning’s willingness to work with Buckeye

State Bank on this project. There were no comments or questions from the Commission, nor the public.

Mr. Wellstein moved to approve the Preliminary and Final Site Plan for Buckeye State Bank near the corner of SR-25 and Eckel Junction Road, subject to the conditions in the report. Seconded by Mr. Wellstein. Ayes: (6). Nays: (0).

Code Amendment

Chapter 1215.02(111.01) Metal Panels

Chapter 1215.02(111.02) Metal Panels (Architectural)

Chapter 1250.48(2) Exterior Wall Materials Standards by Zoning District

APPLICANT/OWNER/DEVELOPER

Planning & Zoning Division
City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1215.02(111.01) – Metal Panels
Chapter 1215.02(111.02) – Metal Panels (Architectural)
Chapter 1250.48(2) – Exterior Wall Materials Standards by Zoning District

DESCRIPTION

This Code Amendment seeks to define/classify Metal Building Panels into one of two categories. The current Code language defines Metal Panels as simply “flat sheets, seamed or ribbed panels” and the case has been made that there are defining characteristics of metal building products that may be more appropriate to acknowledge that these relatively simple attributes. The end purpose of this proposed Amendment would be to create a hierarchy of metal products so that the higher quality forms of metal panels may be used in a larger percentage than the lower quality versions of metal panels. For the purposes of this Code Amendment the two categories of metal will be referred to as “Architectural Metal Panels” and “Metal Panels”.

BACKGROUND

The categories of building materials found in Chapter 1250.48 was originally adopted in 2006 and has not gone through any significant update since that time. Since 2006 there have been some significant advancements in building materials. Products exist now that did not previously exist and some previously existing products have been noticeably

improved. Additionally, the energy portion of the Building Code, including LEED certification has continued to demand more efficiency. Some forms of metal panels are very important to meeting some of these energy demands. Metal Wall Panels are an increasingly popular choice for exterior wall skins due to their versatility and range of profiles, colors, and design possibilities.

This application was first introduced at the December 10, 2020 Planning Commission meeting where there was considerable discussion regarding this Amendment. Discussions seemed to focus on two main topics: whether the percentages should be increased beyond the proposed minimum, and whether there should be language added that would set the limit for the maximum percentage of metal to each side of the building rather than to the building as a whole.

ANALYSIS

Existing Code Language

1250.48 Exterior Wall Materials Standards by Zoning District

Maximum % of Wall Cover

	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	INS
METAL										
Metal Panels	0	0	0	0	0	75	75	0	0	0

Proposed Code Language

1215.02(111.01) Metal Panels

Standard metal panels are typically constructed from powder coated steel or aluminum. Typically featuring a thin, single-skin design with limited material profiles, and/or exposed fasteners. These panels are generally considered a more economical and lower quality option to architectural metal panels.

1215.02(111.02) Metal Panels (Architectural)

Architectural metal panels are similar to standard metal panels but have design characteristics that make them higher quality, more durable and more visually interesting. These architectural panels are categorized by features such as: higher R-values due to insulation, hidden fastener systems, material thickness (gauge), the panel profile, engineered interlocking design and the inherent composition of the metal (such as copper, aluminum, stainless steel or composite based materials).

1250.48(2) Exterior Wall Materials Standards by Zoning District

Maximum % of Wall Cover*

	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	INS
METAL										
Metal Panels	0	0	0	0	0	75	75	0	0	0
Metal Panels (Architectural)	10	10	30	30	25	75	75	50	0	30

**Building material percentages shall be calculated individually for each façade of a building or structure.*

RECOMMENDATION

No recommendation provided.

Further, it is recommended that a Public Hearing be set before City Council for March 2, 2021 at 6:20 p.m.

Anticipated Timeline:

January 28, 2021 – Planning Commission Recommendation

March 2, 2021 – Public Hearing

March 10, 2021 – PZ Committee Recommendation

March 16, 2021 – City Council Final Vote

Mr. Walters reviewed the above Staff Report regarding the proposed Code Amendments to Chapter 1215.02(111.01) Metal Panels, Chapter 1215.02(111.02) Metal Panels (Architectural), and Chapter 1250.48(2) Exterior Wall Materials Standards by Zoning District. Mr. Walters noted that this is a City proposed amendment, and that Dave Kienzle, Shoppes at River Place, also has a joint interest in this amendment. Mr. Walters added that he is in favor of reviewing the building as a whole to provide flexibility and value. Ms. Williams asked if this section is elsewhere in the Code, and Mr. Walters noted that the Corridor Overlay is a concern with the competing Code. There was a brief discussion about quality buildings that are attractive, and that it's a matter of interpretation going forward to focus on an individual façade basis or to organically focus on one (1) façade. Ms. Williams confirmed that the percentages have not changed since the last meeting, and she asked about other jurisdictions. There was a brief discussion about facades, and Ms. Williams confirmed that the definition is in the Code. Mayor Mackin asked about how Buckeye State Bank's facades are proposed, and Mr. Easterling added that it's forty (40) percent of the eastern left corner elevation, and that each individual façade has its own character. Mr. Walters clarified that tenant spaces cannot be redefined, so the Code is looking at exterior walls. Mr. Lorenz confirmed that Buckeye State Bank is aware of the Code per façade. There was a brief discussion about the cost of the metal panels, and Mr. Bade added that his opinion is not to limit the Code Amendment by façade, and that the percentage could be higher than proposed. Mr. Pickerel agreed that cost will limit the building elevations, and that he is in favor of

raising the percentages. He added that restricting a premium product is not favorable. Mr. Walters stated that Mr. Kienzle has a desire to add on to the rear of Churchill's, and Mr. Bade noted that the rear is not weathering well with the current construction materials. Mr. Pickerel said that it will be difficult to mount signage on the metal panels. Ms. Williams referenced Chapter 1250.48(a)(1) and added that downtown properties would still have to go through the Historic Landmarks Commission for their approval. Mr. Wellstein said that he would rather start with a low percentage of building materials, rather than a high percentage, and Mr. Walters added that the Commission could strike the *asterisk under the proposed language and revert back to December 2020's recommendation. There were no further comments or questions from the Commission, nor the public.

Mr. Bade moved to approve the proposed Code Amendments to Chapter 1215.02(111.01) Metal Panels, Chapter 1215.02(111.02) Metal Panels (Architectural), and Chapter 1250.48(2) Exterior Wall Materials Standards by Zoning District, and to strike the *asterisk under the proposed language and that the building material percentages be for the entire building instead, and that a Public Hearing be set for March 2, 2021 at 6:20pm. Seconded by Ms. Williams. Ayes: (6). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 8:23 p.m.

Respectfully submitted,

Heather Alfaro