

## **PLANNING COMMISSION MEETING**

**January 27, 2022**

The meeting was called to order at 7:03 p.m. by Andy Lorenz. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Craig Pickerel, Rob Vela Jr., and Becky Williams (6). John Wellstein was absent (1). Also present was Brody Walters, Planning and Zoning Administrator.

### **ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

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

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

### **APPROVAL OF MINUTES**

Mr. Vela moved to approve the minutes of the December 9, 2021 meeting as written. Seconded by Ms. Williams. Ayes: Bade, Lorenz, Pickerel, Vela, and Williams (5). Nays: (0). Abstain: Mackin (1).

### **ADMINISTRATOR'S REPORT**

Mr. Walters requested that when the Planning Commission makes a motion on an application that it is summarized succinctly instead of a motion that is broad in nature.

***Final Site Plan  
ProMedica PTN Headquarters  
25970 N. Dixie Highway***

### **APPLICANT/OWNER/DEVELOPER**

Craig Pickerel  
PMBA Architects  
114 Louisiana Avenue  
Perrysburg, OH 43551

### **REQUEST**

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

## PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the northeast corner of State Route 25 and Jefferson Street. This property is immediately east of Levis Commons, and just south of Interstate 475. The site is comprised of 6.66 acres and is zoned I-1 (Light Industrial).

## ANALYSIS

**Land Use** – The proposed Use has been reviewed and determined to be “Transport and Trucking”. This would require a Special Approval Use in the I-1 zoning district which was approved at the December 2021 Planning Commission meeting.

**Dimensional Standards** – The proposed site plan shows an existing building that totals approximately 24,600 SF. The setbacks that will apply to this project site are as follows:

Front Yard – 60’  
Rear Yard – 40’  
Side Yard (min) – 25’  
Side Yard (total) – 50’  
Max Height – 35’

The proposed site meets the requirements for maximum lot coverage (50%) and lot width (200’) but does not meet the minimum setback from Jefferson Street. The distance shown is approximately 55’.

**Access** – The property would be accessed from the current approach on to Jefferson Street on the southern side of the parcel. The current site plan shows an approach at approximately 55’ wide. The applicant has expressed that they would need an approach this wide to accommodate the turning radius of trucks entering and leaving the property. The applicant has also elected to reduce the amount of access points to the one shown on the site plan. Although the sidewalk leads to the parking lot, it does not connect the pedestrian walk to the front door.

**Parking** – An approximation was provided based on a calculation in Chapter 1250.03(e)(a). The Code requires 1 space for every 450 square feet of usable floor area. By that calculation 70 spaces would be required for 31,333 square feet, and 67 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 7 landscape islands that are shown on site which meets the minimum required. All islands show landscaping, however, two of the islands do not have a shade tree per 1250.19(d). This may be the result of the islands being placed in the easement. In addition, there were additional trees placed around the property to accommodate the requirement.

**Parking Lot Landscape** – A landscape plan was provided but there were no percentages listed showing that they meet a minimum of six (6) percent of the total square footage for paved surface on-site.

**Site Landscape** – The overall site (the area of the site minus the parking lot area and building) is required to provide at least fifteen (15) percent of its area as intentional landscape. Turf grass is not considered intentional landscape. There is no calculation provided showing that the minimum is being met.

**Street Trees** – A Street Tree Plan will be created for this property by the City's Street Tree Commission. As is shown by the location of the right of way, there may not be adequate space for trees along Jefferson. The quantity of trees are 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).

**Site** = approximately 114' frontage – 35' driveway = 79' divided by 40' = **2 street trees (\$475 each)**

The Street Tree Commission will select the species and placement of these trees if they determine the space on State Route 25 is adequate. Fees for required street trees will be collected at the time the zoning permit is obtained. All trees will be planted by the City.

**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** – The photometric plan provided shows two types of down lit mounted LED lights. These lights appear to be mounted on the walls of the primary structure as well as under the canopy which would house the vehicles. Per chapter 1250.43, all lighting above 1000 lumens shall be permitted provided that the lighting be down lit. There appears to be very minimal light spillage out outside of the property.

**Building Materials and Elevations** – There currently is no plan to change the existing building materials; however, some of the rooftop mechanical equipment is currently in view. Chapter 1250.44(a) requires that this equipment be screened from public view.

**Sidewalks** – Public sidewalks are required across all frontages but it is not shown through the current apron.

**Waste Receptacles** – The Preliminary Site Plan does not indicate any separate outdoor trash receptacles. If any shall be required at a later point, they shall be in accordance with Ch. 1250.57 and may require additional landscaping to screen their enclosures.

**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 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 (15%) prior to submitting construction review plans.
2. Appropriate screening added to the rooftop to screen all appropriate equipment.
3. Sidewalk added through the parking lot to connect to the concrete walk to the front door.
4. Sidewalk is added through the apron along Jefferson Street.
5. Discuss the location of waste receptacles to ensure a permissible location and that there will be proper screening.
6. Receive BZA Approval for parking in a required front yard prior to and/or in conjunction with construction review submission.

Mr. Walters reviewed the above Staff Report regarding the Final Site Plan for ProMedica PTN Headquarters at 25970 N. Dixie Highway. Josh O'Neil, DGL Consulting Engineers, Craig Pickerel, PMBA Architects, Bill Bostleman, River Rock Property Group (Perry River LLC), and Jason Mason, ProMedica were present on behalf of the application.

Mr. O'Neil, Mr. Pickerel, Mr. Bostleman, and Mr. Mason provided responses to the recommendations from the Planning and Zoning Deputy Administrator's Staff Report for this site, as noted below:

- (1) Mr. O'Neil referenced Schematic Plan sheet C-1 related to the required parking and landscaping percentage for the site. He added that they have updated the landscaping percentage to thirty-three (33) percent today to reflect the requirement. Mr. Walters noted that turf grass is not intentional landscaping, and clarified that a Landscape Architect will calculate those percentages with mulch beds, plantings, hedges, etc., and Mr. O'Neil confirmed that they can get those canopy calculations updated, noting that they have plenty of room.
- (2) Mr. Pickerel said that rooftop units are planned, and that they will have to look at the structural components of the building, especially for the far bay on the right. Mayor Mackin, Ms. Williams, and Mr. Bade said that they are in favor of rooftop screening, and Mayor Mackin asked how realistic it is for this existing site. Mr. Pickerel said that the rooftop screening may draw more attention to the site/rooftop. Mr. Vela said that the new rooftop unit on the western elevation should be screened as it will be in view from Levis Commons.

- (3) Mr. O'Neil noted that ProMedica does not want to promote walk-up traffic for this site, as the use is primarily maintenance based. Mr. Walters noted that the employees will need pedestrian access to and from the site. Mr. Bade said that a pedestrian sidewalk should be added.
- (4) Mr. O'Neil asked if this references the sidewalk along Jefferson Street, and Mr. Walters clarified that it is the dedicated sidewalk through the apron along Jefferson Street. Mr. O'Neil noted that they are not replacing the curbs, as the parking lot will remain "as is" and Mr. Bade said that the driveway should remain at fifty-five (55) feet in width.
- (5) Mr. Pickerel said that the waste receptacles will be dependent upon location placement, and Mr. Walters noted that by code they will need to be located in the rear yard and will need to be screened by a dumpster enclosure.
- (6) There was a brief discussion on the front yard setback from a civil standpoint, and about the masonry/screen wall that will run along SR-25 until it hits the thirty (30) foot easement. Ms. Williams asked if ProMedica is on the Agenda for the February meeting.

There were no comments or questions from the Commission, nor the public.

Mr. Bade made a motion to recommend conditional approval of the Final Site Plan for ProMedica PTN Headquarters at 25970 N. Dixie Highway 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 (15%) prior to submitting construction review plans.
- (2) Appropriate screening added to the new rooftop unit.
- (3) Pedestrian sidewalk added through the parking lot to connect to the concrete walk to the front door.
- (4) \*Not Required\* - Sidewalk through the apron along Jefferson Street.
- (5) Permissible receptacle location with proper screening.
- (6) Board of Zoning Appeals approval for parking in a required front yard prior to and/or in conjunction with the construction review submission.

Seconded by Mr. Lorenz. Ayes: Bade, Lorenz, Mackin, Vela, and Williams (5). Nays: (0). Abstain: Pickerel (1).

***Preliminary Site Plan  
Perrysburg Ecumenical Housing (Louisiana House)  
129 Dr. McAuley's Court***

**APPLICANT/OWNER/DEVELOPER**

Perrysburg Ecumenical Housing, Inc.  
14125 Clayton Road  
Chesterfield, MO

Thomas Porter Architects  
8 North St. Clair St.  
Toledo, Ohio 43604

## **REQUEST**

### **Chapter 1260 – Site Plan Review**

The applicant is requesting to expand the onsite parking for the housing development. The plan indicates a base bid of 25 additional spaces and 11 additional spaces as an alternate bid. Additionally, there is a proposed detention swale shown to handle the additional surface drainage. The location of these proposed improvements can be seen on plan sheet A1.0.

## **PROPERTY LOCATION & DESCRIPTION**

The subject property is located at 129 Dr. McAuley's Court, west of Louisiana Avenue (199), south of South Boundary Street. The proposed parking lot expansion is shown near the southwest corner of the development, between the cul-de-sac and the southern property line. The subject property is zoned RM (Multiple Family Residential) consisting of approximately 10.87 acres. The site consists of the existing McAuley Court apartment complex, which is bordered on the north, east, and south by residential uses and a park to the west.

## **ANALYSIS**

### **Intensity and Dimensional Standards**

- In compliance with all required setbacks.
- Lot coverage requirement not applicable to RM districts.

### **Parking Standards**

- Existing parking is unaffected by proposed site plan changes.
- All proposed parking spaces are shown to be 10' x 20' in size.

### **Landscaping**

- 4 new trees are shown to be placed in the proposed landscaped islands as part of the expansion. 1 additional tree would be added if the alternate bid is selected for the 11 additional spaces.
- There are existing parking areas along Dr. McAuley's Court that have more than 10 spaces in a row without the required landscaped islands. This application to consider a parking expansion would provide the planning commission with the opportunity to review existing site features for compliance.

### **Signs**

- No signage changes are proposed.

## **Sidewalks**

- A sidewalk is shown through the proposed access driveway but if this sidewalk is a standard 4" sidewalk the code would require the portion running through the driveway to be replaced with 6" concrete to accommodate vehicular traffic.

## **Other**

- All exterior lighting is required to be arranged and installed to not cause interference with abutting residences and/or properties.
- The applicant shall provide landscape calculations confirming compliance with minimum landscape percentages and shall provide plans to address the rows of parking that currently has more than 10 spaces in a row (if required by the Planning Commission).
- The applicant shall submit and obtain City of Perrysburg engineering approvals for all applicable site civil construction plans including pavement and drainage, water, storm and sanitary sewer prior to a Zoning Permit being issued.

## **RECOMMENDATION**

The Planning and Zoning Administrator recommends that the Planning Commission approve the Preliminary Site Plan for Perrysburg Ecumenical Housing (Louisiana House) located at 129 Dr. McAuley's Court, subject to the comments and recommendations set forth in this report.

Mr. Walters reviewed the above Staff Report regarding the Preliminary Site Plan for Perrysburg Ecumenical House (Louisiana House) at 129 Dr. McAuley's Court. Andy Knopp, Thomas Porter Architects, was present on behalf of Perrysburg Ecumenical Housing, Inc. Mr. Walters noted that there were significant comments received from neighboring property owners regarding the proposed site plan. Mr. Knopp confirmed that these drawings are preliminary, and there was a brief discussion about lighting. Mr. Knopp added that the proposed surface will be paved with asphalt with accessible entrances to the sidewalk. There was a brief discussion about curbing, and Mr. Walters confirmed that the points where the sidewalks meet will have to be curbed per EPA standards. Mr. Pickerel asked about the future drive connectors, and Mr. Knopp confirmed that detail is not a part of this project phase. There was a brief discussion about the existing parking, especially the longer runs of parking spaces.

Vince Roberts, 196 Birchcrest Drive, was present, and added that his property abuts the Louisiana House property and directly behind the proposed site plan. He provided the Commission with supporting documents related to his concerns with: lighting and glare, landscape, and vehicular lights shining into the neighboring properties. He proposed that landscape mounds be added to screen the vehicles and to provide drainage support. He asked if a flood study has been performed as there is an encroachment of water from the Louisiana House property. Mr. Pickerel added that the back lot to the property line

would be nice to add a screening/buffer, and Mr. Vela agreed. Mr. Knopp said that he will take the landscaping buffer concerns from the neighbors back to his board.

There were no further comments or questions from the Commission, nor the public.

Mr. Pickerel moved to approve the Preliminary Site Plan for Perrysburg Ecumenical House (Louisiana House) at 129 Dr. McAuley's Court based on the recommendations in this report. Seconded by Mr. Bade3. Ayes: (6). Nays: (0).

***Site Plan Amendment  
3<sup>rd</sup> Street Market (Rosaria's)  
Parcel Q61-000-901213018000***

**APPLICANT/OWNER/DEVELOPER**

Matt DeWood  
Redevelopers, Ltd.  
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Perrysburg, OH 43551  
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Scott J. Heacock, Architect  
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**REQUEST**

Chapter 1250 – Site Design Standards  
Chapter 1260.18 Site Plan Amendment

**PROPERTY LOCATION & DESCRIPTION**

**Location:** The subject property is located on the north side of Third Street between Walnut Street and the alley to the east. The overall project area is approximately 33,153 SF in size (approx. 0.76 acres) and is zoned “C-2” Central Business.

**Parcels:** Q61-000-901213015000, Q61-000-901213016000, Q61-000-901213017000, Q61-000-901218000, Q61-000-901219000 and Q61-000-9012120000.

**BACKGROUND**

The Preliminary and Final Site Plan along with a Special Approval Use was granted to this property on June 27, 2019. Since this time the property has been under construction to accommodate new uses and tenants including: Inside the Five, Namay Dentistry, Ameriprise Financial, and Rosie's Restaurant. As this property concludes its construction the owner would like to add a few improvements that would satisfy tenant needs and make the property more functional. The two changes requested in this Site Plan Amendment include: a new raised concrete patio off of the west side of the building (Walnut Street side, near the loading doors) and two covered spaces (one out along Third Street and one on the east wall of Rosie's). On the plan sheets, one area is shown as an open 8' x 8' vestibule and the other is shown as an enclosed seating area for 50 along with a "band area."

**The applicant is now proposing a 60-person seating area along the east side of the building (just south of the Inside the Five outdoor patio).**

## ANALYSIS

### **Preliminary Site Plan**

- **Zoning: C2** – Central Business
- **Setbacks:** Central Business zoning does not have any setback requirements due to the uniqueness of many of the properties in the downtown area. Building footprints can extend up to the property line and the only dimensional limitation is a 35' height maximum.
- **Adjacent Zoning/Uses:**
  - North** – C2 (Central Business)
  - East** – C2 (Central Business)
  - South** – C2 (Central Business)
  - West** – INS (Institutional)
- **Land Use(s):** Several of the proposed uses within the new development are food service related. In an effort provide maximum flexibility for all tenant spaces the applicant is requesting a Special Approval Use to allow the users of these spaces to offer "outdoor café" services to various patios, outdoor seating areas and common spaces.
- **Site Layout:** The overall site layout is planned to stay mostly as is currently exists with the exception of a few overhangs, patios and roof extensions that will provide better usable space for the existing footprint.
- **Roads and Access:** The existing development is served by two roadways; West Third Street and Walnut Street. In addition, the southern extension of the Burlingwood alley runs along the east side of the building and a small east-west alley runs along the north end of the building.

- **Parking:** Projects located within C2 zoning districts do not require on-site parking facilities. Parking for this use will likely occur within existing public parking areas along Third Street, in the public parking lot to the east or in the expanded parking area along Second Street.
- **Sidewalks:** Public sidewalks are shown across all frontages of the property (Walnut Street and Third Street) and also features both stairs and a switchback ramp for access to the buildings that have finished floors above street level.
- **General Engineering:** The majority of the work associated with this development is either interior renovation or exterior building materials, however, there is some additional exterior work such as the raised patios, ramps and courtyard area that may require review by the city due to the location of some utility services. The applicant should expect at a minimum to have an in-person pre-construction meeting with applicable departments heads of the city to ensure there are no conflicts with city utilities and pedestrian access and to coordinate any needed road closures that may be needed. If it is determined that additional utility taps of any kind are needed the applicant will be required to submit site/civil plans to the city for official review and comment. **The new patio addition will require review and approval by the Perrysburg Fire Department prior to the issuance of any permits from the Planning and Zoning Office.**

### **Final Site Plan**

- **Building Elevations:** Despite this building's proximity to the designated Historic District, the building has never been a part of the district and therefore not subject to the review and approval of the Historic Landmarks Commission. The applicant has provided both a rendering of the proposed building(s) as well as building elevations for each side of the building. Per the site plan the exterior materials of the building include the use of glass (21.2%), wood (14.3%), CMU (27.9%), brick (13.2%) and EIFS (15.2). The use and arrangement of these materials is within the allowable percentages and per the rendering will create an attractive building with unique and individual storefront spaces. **The updated patio area plan does not indicate the building materials that are proposed, or the roof style and materials. Without this information a proper review of the project cannot be completed at this time. Additional discussion of the exterior materials may be had during the meeting with the applicant and it would be suggested to have building elevations provided prior to the issuance of any permits for this portion of the project.**
- **Parking:** No onsite parking is required.

- **Landscape Islands:** No parking lot required.
- **Parking Lot Landscape:** No parking lot required.
- **Street Tree Plan:** The City's Street Tree Commission will determine the feasibility, species and location of any street trees for this project. Due to the limited right-of-way along Third Street, it is not expected that any street trees will be able to be installed along this frontage. The approximate 85' along Walnut Street should be able to accommodate street trees and this plan will be determined by the City's Street Tree Commission at an upcoming meeting. The creation of a Street Tree Plan by the City is required prior to the issuance of a zoning permit.
- **Site Landscaping:** Site landscaping is not required.
- **Trash Receptacles:** The site plan does not indicate any outdoor trash facilities for this project. Any future need for exterior trash facilities will require review and compliance with the requirements of Chapter 1250.57. Trash collection at this location will be performed by a private trash collection company.
- **Site Lighting:** A site lighting plan has not been submitted as part of this application. Based on the absence of a lighting plan it is anticipated that buildings will only be illuminated with store front, wall pack or recessed lighting and that no spot lights or light poles will be used.

### **Special Approval Use**

Special Approval Uses generally require that two sets of criteria be met in order to grant approval. The first set of criteria is the "general conditions" of Ch. 1235.02(d) and the second set are the "specific conditions" of Ch. 1235.04(ff) "Private Outdoor Recreation Areas and Recreation Centers". If the Planning Commission determines that "Community Recreation" is a more appropriate use category then a Special Approval Use can be considered per the following requirements:

#### **General Requirements**

##### **Ch.1235.02(d)**

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**

### **Ch. 1235.04(mm) Restaurant: Outdoor Cafe:**

1. An outdoor café may be set up and used from March 15 through October 31. The permitted hours of operation are from 7:00 a.m. to 12 midnight unless longer hours are specifically approved by the City. Noise radiating from an outdoor café which exceeds fifty (50) DBA between 8:00 p.m. and 12 midnight, or other approved hours, or fifty-five (55) DBA between 7:00 a.m. and 8:00 p.m., shall constitute prima facie evidence that such noise unreasonably disturbs the comfort, quiet and repose of persons in the area. The “DBA” represents the sound pressure level in decibel measured on the “A” scale of a standard sound level meter. Noise level measurements shall be taken at the zoning district boundary of any residential zoning district and any planned development as may be appropriate. In all other districts, noise level measurements shall be taken at the property line of an affected property. The City Council may, by resolution, extend the dates of operation or the hours of operation for a stipulated number of days, not to exceed a total of thirty (30) days per calendar year.
2. A site drawing showing the detailed plan of the outdoor café shall be submitted to and approved by the City. The detailed plan is to include: the design, relevant details and location of all temporary structures such as awnings, planters, landscaping, railing, tables, chairs and other equipment, as well as lighting and electrical outlet locations. For cafés on public property, the plan shall also show existing sidewalks, buildings, curbs, existing improvements, i.e., lamp posts, street trees,

benches, mailboxes, etc. A minimum of sixty (60) inches shall be maintained as an unobstructed clear area for pedestrian use.

3. Plans for setting up the outdoor café must be approved by the City to provide for the free passage of pedestrians along the sidewalks, to provide for traffic and pedestrian safety and for fire safety issues. If alcohol is served, entrance to the outdoor café is required from inside the building. An outdoor café which is adjacent to residential properties or shares an alley with residential properties shall be screened with a solid wall a minimum of six (6) feet high.
4. The outdoor café must be part of a licensed restaurant and meet all of the health requirements of the City and any other County or State requirements.
5. For outdoor cafés on public property, liability insurance and property damage coverage naming the City as an insured party in an amount approved by the City, must be provided before setting up an outdoor café.
6. No signs or any other forms of advertising are permitted in the outdoor dining area with the exception of an identification or menu sign. The name of the establishment may appear on the valance of an umbrella or awning.
7. Furnishings of an outdoor café shall consist solely of readily removable awnings, covers, canopies, railings, tables, chairs, planters containing plants and accessories. Furnishings may not be attached, even in a temporary manner, to the sidewalk or other public property except that canopies, awnings, umbrellas, covers and railings, if specifically approved by the City, may be secured by means of flush-mounted anchors or other method.

## **RECOMMENDATION**

**The Planning and Zoning Administrator has reviewed all of the provided information and is recommending conditional approval of the Site Plan Amendment pending discussion of the exterior building elevations/materials. The scope of work does not require a reexamination of the Special Approval Use that was previously granted and all other work is consistent with the development standards of the area.**

Mr. Walters reviewed the above Staff Report regarding the Site Plan Amendment for 3<sup>rd</sup> Street Market (Rosaria's) at Parcel Q61-000-901213018000. Phil Barone, Rosaria's, and Architect Scott Heacock, were present on behalf of the Site Plan Amendment. Mr. Heacock noted that the rendering has been redesigned a few times, noting that the

exterior design is similar to the front design, and that the materials (burnt wood) will match the front of the building with a metal roof.

There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to approve the Site Plan Amendment for 3<sup>rd</sup> Street Market (Rosaria's) at Parcel Q61-000-901213018000. Seconded by Mayor Mackin.

Ayes: (6). Nays: (0).

***Site Plan Amendment & Special Approval Use  
Rotary Park Masterplan (Pickleball Court Addition)  
26350 Fort Meigs Road***

**APPLICANT/OWNER/DEVELOPER**

Planning Commission Members  
Thomas G. Mackin, Mayor  
Bridgette Kabat, City Administrator  
Kate Sandretto, Law Director

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

1. The original staff report for the current masterplan submitted and reviewed at the September 25, 2008 meeting of the Perrysburg Planning Commission.
2. The original masterplan/site plan for the park (2008).
3. A recently updated masterplan showing the current arrangement of features on site as well as a proposed park pavilion featuring restroom facilities (dated 5-19-19) that was submitted as part of the Rotary's proposal for the recently constructed pavilion.
4. A 2020 revision showing an inclusive playground.
5. A set of renderings provided by PMBA Architects showing the proposed location, size and site features of the proposed addition of 8 pickleball courts onsite.

Rotary Community Park has been in design since at least 2008. Over time and as the needs of the community have changed different features and amenities have been added or changed inside the park. Due to the somewhat open-ended and undocumented changes to the park since this time Rotary Community Park looks and functions slightly different today than was envisioned at its inception. This newest request for a masterplan/site plan amendment reflects the changes that have been made since 2008 (including the recent 2020 pavilion construction and the new inclusive playground) and also provides a revised plan for how the remainder of the park will develop into the future. This most recent amendment is being sought to update the current park by providing a space to construct 8 new pickleball courts. This project previously received a Special Approval Use (SAU) in early 2009, 2019 and again in 2020. Due to the proposed changes the new plan must be reviewed for compliance with the requirements of the relevant Special Approval Use criteria per Ch. 1235.04(cc) – Parks, Parkways and Non-Commercial Recreational Facilities.

Due to the extent of development that has already occurred within this park it is not necessary to conduct a full review of the site features at this time. The only two aspects of both the current and proposed site plan is that the parking lot is non-compliant (landscape island spacing & quantity) and the sidewalk does not currently run through the apron of the driveway. To address these issues the city has designed a plan that will bring this parking lot into compliance with landscape islands, trees, and pavement areas. Aside from

these identified deficiencies the site is otherwise in compliance. In order to facilitate the new request for Special Approval Use, I have provided the requirements below:

**(cc) Parks, Parkways and Non-Commercial Recreational Facilities:**

1. Parks, parkways and recreation facilities shall be subject to site plan review to assure compatibility with residential areas.
2. Any such use shall be so located and developed so as not to create a nuisance to abutting property, and so as to be neither injurious to the surrounding neighborhood nor contrary to the spirit and purpose of this Zoning Code.
3. The development of parks, parkways or recreational facilities on waterfront sites shall be so developed as not to create visual barriers to other residential waterfront property or in any way restrict the use of residential waterfront property.
4. Any use of land created by filling of water areas for parks and/or recreational use shall only be allowed upon the issuance of a permit by the City. Such permit shall be issued only if it can be shown that such filling of water areas will not in any way obstruct the view or hinder access to open water or which could in any way create any hazard to health or in any other way diminish the amenity enjoyed by land abutting the water area.
5. No building or outdoor storage area should be closer than fifty (50) feet to any property or street right-of-way line.
6. Facilities shall provide off-street parking and passenger loading areas at least twenty-five (25) feet from residential lot lines.
7. All sports fields shall be a minimum of one hundred (100) feet from any lot line and two hundred (200) feet from any dwelling.
8. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to other buildings on the same development site.
9. Lighting of outdoor activities shall be shielded from adjacent residential areas.
10. After review, the Planning Commission shall make a recommendation to the City Council. City Council shall hold a Public Hearing with respect to the proposed use, in accordance with the same procedures as provided for in Chapter 1285, shall review and decide whether or not the use will be permitted in accordance with the criteria of this Zoning Code and the procedures of Chapter 1285.

After reviewing all the details of this proposed amendment, it is my recommendation to approve the proposed Masterplan/Site Plan Amendment without conditions based on my knowledge and involvement with the recently designed plans to address the current site deficiencies. The design plan was laid out by myself, engineered by City Engineer, Brian Thomas and has either been bid or is in the process of being bid.

**Additionally, it is recommended that a Public Hearing be set before City Council on March 1, 2022 at 6:25 p.m.**

Mr. Walters reviewed the above Staff Report regarding the Site Plan Amendment and Special Approval Use for the Rotary Park Masterplan (Pickleball Court Addition) at 26350 Fort Meigs Road. There was a brief discussion about the existing parking lot, and Mr. Walters confirmed that the City Engineer has designed a plan to meet the requirements and that it is in the 2022 budget. Ms. Williams confirmed that the future update to the parking lot will come before the Planning Commission for review, and Mr. Walters said that it should.

There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to grant conditional approval for the Site Plan Amendment and Special Approval Use for the Rotary Park Masterplan (Pickleball Court Addition) pending the parking lot update, and that a Public Hearing be set for March 1, 2022 at 6:25pm. Seconded by Ms. Williams. Ayes: Bade, Lorenz, Vela, and Williams (4).

Nays: (0). Abstain: Mackin and Pickerel (2).

### ***Code Amendment***

***Chapter 1215.02(88.1) – Gyms or Fitness Facilities less than 5,000 SF***

***Chapter 1215.08(88.2) – Gyms or Fitness Facilities more than 5,000 SF***

***Chapter 1225.08 – Land Use and Base Zoning District Table***

### **APPLICANT/OWNER/DEVELOPER**

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

### **REQUEST**

Chapter 1215.02(88.1) - Definition  
Chapter 1215.02(88.2) - Definition  
Chapter 1225.08 – Land Use and Base Zoning District Table

### **PROPERTY LOCATION & DESCRIPTION**

The proposed Code Amendments to Chapter 1215.02 would change the square footage distinction between small gyms and large gyms from ‘more or less than 5,000 SF’ to ‘more or less than 12,000 SF’.

The proposed Code Amendment to Chapter 1225.08 would change the land use category names to match the amendment to Chapter 1215.02 which reflects the 5,000 SF to 12,000 SF change for gyms and fitness facilities.

### **BACKGROUND**

In early 2015/2016 the Planning and Zoning Division received a considerable number of requests from businesses about locating gyms in the city. At that time many of the locations that permitted gyms had buildings that did not have the features that these new concept gyms needed to operate such as high ceilings and other more industrial type features. The current version of the code was created to allow these new concept gyms to locate in the city in select locations while trying to ensure that they did not begin to establish themselves in such quantities as to prevent the actual industrial users from being able to occupy industrial zoned properties. In the current version gyms less than 5,000 SF are permitted in “OS” Office and Service zones but those over that size are not. At a recent meeting of the Planning and Zoning Committee of Council, a gym owner (Matt Temby – Vault Health and Fitness) requested a review of the current code

in hopes that an amendment such as this would be supported to allow him to establish a gym less than 12,000 SF on a property currently zoned “OS.”

## ANALYSIS

### EXISTING

#### Chapter 1215.02(88.1) – Gym or Fitness Facility less than 5,000 SF

Public and Private facilities which are equipped and arranged to provide instruction, services or activities which improve or affect a person’s physical condition through exercise.

#### Chapter 1215.02(88.2) – Gym or Fitness Facility more than 5,000 SF

Public and Private facilities which are equipped and arranged to provide instruction, services or activities which improve or affect a person’s physical condition through exercise.

#### Chapter 1225.08 – Land Use Chart

|                     | A<br>1 | R1 | R<br>2 | R<br>3 | R<br>4 | R<br>5 | R<br>M | C1 | C<br>2 | C<br>3 | C<br>4 | O<br>S | I<br>1 | I<br>2 | PB<br>P | P | S1 | IN<br>S |
|---------------------|--------|----|--------|--------|--------|--------|--------|----|--------|--------|--------|--------|--------|--------|---------|---|----|---------|
| Gyms less than 5000 |        |    |        |        |        |        |        | P  | P      | P      | P      | P      |        | S      | S       |   |    |         |
| Gyms more than 5000 |        |    |        |        |        |        |        |    |        | P      | P      |        |        | S      | S       |   |    |         |

### PROPOSED

#### Chapter 1215.02(88.1) – Gym or Fitness Facility less than 12,000 SF

Public and Private facilities which are equipped and arranged to provide instruction, services or activities which improve or affect a person’s physical condition through exercise.

#### Chapter 1215.02(88.2) – Gym or Fitness Facility more than 12,000 SF

Public and Private facilities which are equipped and arranged to provide instruction, services or activities which improve or affect a person’s physical condition through exercise.

#### Chapter 1225.08 – Land use Chart

|                      | A<br>1 | R1 | R<br>2 | R<br>3 | R<br>4 | R<br>5 | R<br>M | C1 | C<br>2 | C<br>3 | C<br>4 | O<br>S | I<br>1 | I<br>2 | PB<br>P | P | S1 | IN<br>S |
|----------------------|--------|----|--------|--------|--------|--------|--------|----|--------|--------|--------|--------|--------|--------|---------|---|----|---------|
| Gyms less than 12000 |        |    |        |        |        |        |        | P  | P      | P      | P      | P      |        | S      | S       |   |    |         |
| Gyms more            |        |    |        |        |        |        |        |    |        | P      | P      |        |        | S      | S       |   |    |         |

|               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| than<br>12000 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

# 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 March 1, 2022 at 6:15 p.m.**

Mr. Walters reviewed the above Staff Report regarding the proposed Code Amendments to Chapter 1215.02(88.1) – Gyms or Fitness Facilities less 5,000 SF, Chapter 1215.08(88.2) – Gyms or Fitness Facilities more than 5,000 SF, and Chapter 1225.08 – Land Use and Base Zoning District Table. Matt Temby, Vault Health & Fitness, was present on behalf of these proposed Code Amendments, and added that he is looking to relocate his business and expand his property on Roachton Road. Mr. Temby added that he would prefer the update from 5,000 SF to 12,000 SF, and added that he would like his future facility to accommodate multiple uses under the scope of health and fitness. Mr. Vela asked about the option to amend the code language to include a caveat for a Special Approval Use within the OS (Office & Service) zoning district. There was a brief discussion about the broad scope of appropriate square footage sizes for gyms or fitness facilities. Mr. Pickerel noted that a blanket approval means that the use is automatic in the OS (Office & Service) zoning district. Mr. Walters recommended that specific requirements be introduced to accompany a Special Approval Use within the OS zoning district, and added that there is an option to re-draft this proposed Code Amendment with that specific language. Mr. Pickerel said that he is concerned with the further impact that this would have with OS zoned districts across the city, and Mayor Mackin suggested looking at best practices elsewhere. Mr. Temby asked the Commission what the concern is with allowing gyms or fitness facilities at 12,000 SF, and Mr. Pickerel stated that this is a significant change that could set precedence with the code. Mr. Temby said that he sought solutions from the Planning and Zoning Committee of Council in November 2021, and added that they did not have an answer to the 5,000 SF over/under requirement. He thought that 12,000 SF was reasonable, and added that he would like at least 8,000 – 9,000 SF to be considered, instead of no change to the code. Mayor Mackin noted that the risk to changing the code is the next use after Vault Health & Fitness.

There were no further comments or questions from the Commission, nor the public.

Mayor Mackin made a motion to deny the proposed Code Amendments to Chapter 1215.02(88.1) – Gyms or Fitness Facilities less 5,000 SF, Chapter 1215.08(88.2) – Gyms or Fitness Facilities more than 5,000 SF, and Chapter 1225.08 – Land Use and Base

Zoning District Table, and that a Public Hearing be set for March 1, 2022 at 6:15pm. Seconded by Mr. Lorenz. Ayes: (6). Nays: (0).

## ***Code Amendment***

### ***Chapter 1225.08 – Land Use and Base Zoning District Table***

#### **APPLICANT/OWNER/DEVELOPER**

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

#### **REQUEST**

Chapter 1225.08 – land use chart

#### **PROPERTY LOCATION & DESCRIPTION**

The proposed Code Amendment to Chapter 1225.08 would allow gyms and fitness facilities located in “OS” Office and Service zones to be larger than 5,000 SF which is the current maximum size.

#### **BACKGROUND**

In early 2015/2016 the Planning and Zoning Division received a considerable number of requests from businesses about locating gyms in the city. At that time many of the locations that permitted gyms had buildings that did not have the features that these new concept gyms needed to operate such as high ceilings and other more industrial type features. The current version of the code was created to allow these new concept gyms to locate in the city in select locations while trying to ensure that they did not begin to establish themselves in such quantities as to prevent the actual industrial users from being able to occupy industrial zoned properties. In the current version gyms less than 5,000 SF are permitted in “OS” Office and Service zones but those over that size are not. At a recent meeting of the Planning and Zoning Committee of Council, a gym owner (Matt Temby – Vault Health and Fitness) requested a review of the current code in hopes that an amendment such as this would be supported to allow him to establish a gym less than 12,000 SF on a property currently zoned “OS.”

#### **ANALYSIS**

#### **EXISTING**

#### **Chapter 1225.08 – Land Use Chart**

|  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |    |    |
|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|----|----|
|  | A1 | R1 | R2 | R3 | R4 | R5 | RM | C1 | C2 | C3 | C4 | OS | I1 | I2 | PB | P | S1 | IN |
|  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |   |    |    |

|                                 |  |  |  |  |  |  |  |   |   |   |   |   |  |   |   |  |  |  |
|---------------------------------|--|--|--|--|--|--|--|---|---|---|---|---|--|---|---|--|--|--|
| Gym<br>s<br>Under<br>5000<br>SF |  |  |  |  |  |  |  | P | P | P | P | P |  | S | S |  |  |  |
| Gym<br>s<br>Over<br>5000<br>SF  |  |  |  |  |  |  |  |   |   | P | P |   |  | S | S |  |  |  |

## 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<br>s<br>Under<br>5000<br>SF |    |    |    |    |    |    |    | P  | P  | P  | P  | P  |    | S  | S   |   |    |     |
| Gym<br>s<br>Over<br>5000<br>SF  |    |    |    |    |    |    |    |    |    | P  | P  | P  |    | S  | S   |   |    |     |

## RECOMMENDATION

The Planning and Zoning Administrator prefers the competing Code Amendment version that raises the threshold distinction between gym types from 5,000 SF to 12,000 SF as compared to this version which simply allows a larger gym in one particular zoning district. While it is not anticipated that either version will have a detrimental effect on the city, the other version of the amendment is broader, perhaps better recognizes the differences in business types and would provide gyms currently under 5,000 SF to expand in all districts if needed.

**Further, it is recommended that a Public Hearing be set before City Council for March 1, 2022 at 6:20 p.m.**

Mr. Walters reviewed the above Staff Report regarding the proposed Code Amendment to Chapter 1225.08 - Land Use and Base Zoning District Table. Matt Temby, Vault Health & Fitness, was present on behalf of this proposed Code Amendment, and added that he is looking to relocate his business and expand his property on Roachton Road. Mr. Temby added that he would prefer the update from 5,000 SF to 12,000 SF, and added that he would like his future facility to accommodate multiple uses under the scope of health and fitness. Mr. Vela asked about the option to amend the code language to include a caveat for a Special Approval Use within the OS (Office & Service) zoning district. There was a brief discussion about the broad scope of appropriate square footage sizes for gyms or fitness facilities. Mr. Pickerel noted that a blanket approval means that the use is automatic in the OS (Office & Service) zoning district. Mr. Walters recommended that

specific requirements be introduced to accompany a Special Approval Use within the OS zoning district, and added that there is an option to re-draft this proposed Code Amendment with that specific language. Mr. Pickerel said that he is concerned with the further impact that this would have with OS zoned districts across the city, and Mayor Mackin suggested looking at best practices elsewhere. Mr. Temby asked the Commission what the concern is with allowing gyms or fitness facilities at 12,000 SF, and Mr. Pickerel stated that this is a significant change that could set precedence with the code. Mr. Temby said that he sought solutions from the Planning and Zoning Committee of Council in November 2021, and added that they did not have an answer to the 5,000 SF over/under requirement. He thought that 12,000 SF was reasonable, and added that he would like at least 8,000 – 9,000 SF to be considered, instead of no change to the code. Mayor Mackin noted that the risk to changing the code is the next use after Vault Health & Fitness.

There were no further comments or questions from the Commission, nor the public.

Mayor Mackin made a motion to deny the proposed Code Amendment to Chapter 1225.08 - Land Use and Base Zoning District Table, and that a Public Hearing be set for March 1, 2022 at 6:20pm. Seconded by Mr. Lorenz. Ayes: (6). Nays: (0).

Mr. Temby confirmed that the Special Approval Use language will be revisited at the February Planning Commission meeting, and Mr. Walters agreed and noted that the proposed Code Amendments will still have a Public Hearing on March 1, 2022 at 6:15pm and 6:20pm.

## **OTHER BUSINESS**

Brian Gruber, Ridge Stone Builders & Developers, was present on behalf of the River's Edge development and presented the Commission with a few options going forward with the remaining build-out of the subdivision, as the Preliminary Plat has expired. There was a brief discussion on lot sizes and current code requirements compared to the initial phase of this subdivision from 2001. Mr. Gruber said that he is concerned about the opinions of the current neighbors and added that they have taken their feedback into consideration. Mr. Walters said that his recommendation will always be based on the code from the Planning and Zoning perspective.

There being no further business, the meeting adjourned at 9:22 p.m.

Respectfully submitted,

Heather Alfaro