

PLANNING COMMISSION MEETING

JANUARY 22, 2015

The meeting was called to order at 7:01 p.m. by Chris Carry. Commission members present were: Chris Carry, Tom Forquer, Seth Hudson, and Therese Witt. (4). Absent: Byron Choka, Eric Nicely and Mayor Olmstead (3). Also present was Brody Walters, Planning and Zoning Administrator.

Approval of Minutes from the December 18, 2014 Meeting

Mr. Hudson moved to approve the minutes of the December 18, 2014 meeting as written. Mr. Forquer seconded and they were unanimously approved.

Administrator's Report

Mr. Walters reported that there are several items for next month's meeting including code amendments regarding accessory buildings, fencing, and height variances, along with Preliminary and Final Site Plans for Midas and Taco Bell.

Election of Chairman and Vice-Chairman

Mr. Forquer nominated Mr. Carry as Chairman. Mr. Hudson seconded and it was approved 3-1. Ayes: Carry, Forquer, Hudson (3). Nays: Witt (1).

Mr. Carry nominated Mr. Forquer as Vice-Chairman. Mr. Hudson seconded and it was unanimously approved.

Perrysburg High School – Athletic Facilities Master Plan 13385 Roachton Road Final Site Plan Amendment

APPLICANT/OWNER/DEVELOPER

Perrysburg Schools
140 East Indiana Avenue
Perrysburg, Ohio

The Edge Group
33 S. Michigan Street
Toledo, Ohio 43604

REQUEST

Chapter 1260 – Site Plan Review

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 13385 Roachton Road and is part of the existing Perrysburg High School complex located just west of Horseshoe Bend subdivision (R3 – Single Family Residential) and directly north of River's Edge subdivision (R4 – Single Family Residential).

The current zoning of the subject property is INS – Institutional and is approximately 70.03 total acres with approximately 38.5 acres associated with the athletic facilities.

ANALYSIS

On April 28, 2011 the Planning Commission reviewed and approved the master plan and associated Special Approval Uses for the Perrysburg High School athletic facility. The Special Approval Uses that were considered were for; "Institutional Uses" and "Non-Commercial Recreational Facilities." The current request is modify the site plan/master plan slightly, primarily through the reorientation/rearrangement of previously shown features. The requirements for the previously approved Special Approval Uses are listed below for reference:

Ch. 1235.04(yy) – Institutional Use.

The following provisions shall apply:

- (1) *It is consistent with adopted plans of the City and the stated purposes of this Zoning Code.*
- (2) *Complies with all applicable standards of this Zoning Code.*
- (3) *Will not result in significant adverse impacts to other property in the vicinity of the subject property or to the natural environment.*
- (4) *Any differences in appearance or scale from the surrounding area will be mitigated through setbacks, screening, landscaping or other design features.*
- (5) *Has adequate mitigation measures for any other identified adverse impacts.*
- (6) *Uses shall be subject to site plan review to assure compatibility with surrounding areas.*
- (7) *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 neighborhoods nor contrary to the spirit and purpose of this Zoning Code.*
- (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) *No building or outdoor storage area shall be closer than fifty (50) feet to any property or street right-of-way line.*
- (11) *Facilities shall provide off-street parking and passenger loading areas at least twenty- five (25) feet from residential lot lines.*

- (12) *Will not have significant adverse impacts on the livability of nearby residential property due to: noise, glare from lights, late-night operations, odors, litter, privacy, traffic and other safety issues.*

Ch. 1235.04(cc) – Non-Commercial Recreational Facilities.

The following provisions shall apply:

- (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.*

ANALYSIS (Continued)

The new plan as well as the previously approved plan appear to meet the requirements of the special approval use with the exception of Ch. 1235.04(cc) #7, which requires that all sports fields shall be a minimum of one hundred (100) feet from any lot line and two hundred (200) feet from any dwelling. Initial measurements indicate that the Track & Field facility will be closer than 200' to the following dwellings; 1832 Horseshoe Bend (Mackiewicz), 1838 Horseshoe Bend (Featherstun), and 1846 Horseshoe Bend (Dearth). Due to the fact that the previously approved plan indicated the Track & Field facility would be closer to dwellings than the new plan, it is not necessary to reevaluate the special approval uses associated with this project.

After review of the two master plans several differences can be identified including; landscape, street trees, walkway locations, the elimination of 2 practice fields, the elimination of one concession/multi-use building, press box size, shot/disc facility, donor pavilion, and the shifting of various other features that were previously shown on site.

Site Layout: The applicant has provided an amended Final Site Plan which includes the following uses:

1. Baseball field
2. Softball field
3. Concession building
4. Soccer field
5. Tennis courts
6. Track Facility
7. Pavilion
8. Batting cages
9. Shot Put / Discus
10. Bleachers / Press box
11. Other incidental uses

All proposed uses are consistent with the zoning district and previously approved Special Approval Uses.

Associated parking shall be provided by use of the existing High School parking lots and the existing gravel parking lot off of Ft. Meigs Road is to be removed.

- **General Engineering:** The applicant shall submit and obtain any and all necessary City of Perrysburg engineering approvals for site civil construction plans, including pavement and drainage, water, storm and sanitary sewer prior to a Zoning Permit being issued. A Zoning Permit is required prior to Wood County issuing a Building Permit.
- **Building Design:** The applicant has indicated that for structural facilities, building materials will be coordinated with the existing Perrysburg High School building with regard to color, materials and design.

(An animated rendering has been provided by the applicant's to provide a more realistic view of the layout and facilities.)

- **Landscaping:** A landscape plan was submitted to satisfy the requirements of the Site Plan review and the street tree requirement.
- **Site Lighting:** Any and all future exterior lights shall be arranged and installed to comply with Chapter 1250.43 and shall not cause interference with the abutting residential properties.

- **Impact Assessment:** The subject property is the existing Perrysburg High School. There will be no significant change as to access and/or level of service in this location as a result of this project that does not already exist during High School operating hours, existing indoor athletic events and/or existing performing arts events. Admittedly, there may be an increased activity – thus impact, by the use of outdoor athletic facilities to the subdivision to the south and to the east. It is anticipated that the majority of impact will be mitigated by the required setbacks, mounded landscaping and orientation of the athletic facilities and lights.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Final Site Plan Amendment for the proposed Perrysburg High School Athletic Fields located at 13385 Roachton Road, subject to the following comments in addition to those included in this report.

1. Resubmit an updated master plan sheet that incorporates all aspects of the previously approved plan along with the changes requested as part of this amendment (changes shown in the extent of sheet L3.01). Since this amendment is not intended to be a replacement master plan it is necessary to update the previous master plan to reflect these newest amendments so that the master plan can exist on one document. During this update it is expected that all unaffected aspects of the previous master plan (including the landscaping along the southern property line) will be reincorporated on the revision so that the city has 1 updated sheet on file for this project.
2. Applicant to submit a dedicated street tree plan showing the number, spacing and species of the street trees shown along Fort Meigs Road. This sheet must be stamped by a landscape architect and include the City of Perrysburg's standard planting details.

Mr. Walters reviewed the above Staff Report. He stated that the Final Site Plan amendment contains the same features as the original plan, they are just moved around slightly. He said that he reviewed the prior plan as approved and the track did not comply with the Code with regards to setback issues. Since the proposed changes actually improve on the setback issue, Mr. Walters said that the Special Approval Use previously granted does not need to be reevaluated. Tim Bockbrader made a presentation showing a model of the plan and where each feature is proposed to be located. Mr. Hudson asked about the multi-use building. Mr. Bockbrader said that it will be used to house equipment but no plans have been developed at this time. He added that there is a large group of trees at the back of the property and they will be staying out of this line of trees which will be a buffer between the houses and the track. Mr. Forquer asked Mr. Walters if he is comfortable with the mounding and the existing trees along the east. Mr. Walters said that he is. Ms. Witt asked about an expiration date for the Special Approval Use. Mr. Walters stated that the Special Approval Use granted was for the Master Plan in general and as long as there continues to be progress, they are in compliance. Ms. Witt asked how far this is from the homes on Falling Waters Lane. Mr. Walters said that he did not do an analysis because the baseball and softball fields are already done and are between the track and the homes.

Paulette Baz, 1822 Horseshoe Bend Drive, commented on the flooding from rain and snow melt between her home and the high school. She also said she is concerned with people parking on Horseshoe Bend Drive if they feel it is closer than the parking lot. Mr. Walters said that with regards to the flooding, the Engineering Division will review stormwater calculations during the construction review process.

Jerry Charles, 25020 Fort Meigs Road, is concerned that instead of parking at the parking lot at the school and walking, people will park on Falling Waters Lane.

Ms. Witt asked Mr. Walters why the Schools got rid of the gravel parking lot. Mr. Walters said that the City told them that they needed to be in compliance with the City Code and either pave it or remove it.

Mr. Forquer said that since there is a mound being built it may be the right time to put in a swale. Mr. Bockbrader said that when they go through construction review they will work that out with Engineering.

Mr. Forquer moved to approve the Final Site Plan Amendment for the proposed Perrysburg High School Athletic Fields located at 13385 Roachton Road subject to conditions 1 and 2 listed in the Planning and Zoning Administrator's report. Mr. Hudson seconded and it was approved 3-1. Ayes: Carry, Forquer, Hudson (3). Nays: Witt (1).

There being no further business, Mr. Hudson moved to adjourn at 7:40 p.m. Mr. Forquer seconded and the meeting adjourned.

Respectfully submitted,

Mary Jo Sutton