

PLANNING COMMISSION MEETING

October 26, 2023

The meeting was called to order at 7:00 p.m. by Planning & Zoning Administrator, Brody Walters. Commission members present were Greg Bade, Mayor Mackin, Becky Williams, and Megan Wolfinger (4). Andy Lorenz, Rob Vela, and John Wellstein were absent (3). Also present were Brody Walters, Planning & Zoning Administrator, and Mark Easterling, Planning & Zoning Deputy Administrator.

NOMINATION OF ACTING CHAIRPERSON

Ms. Williams nominated Mr. Bade to fill in as acting-chairperson for tonight's meeting, due to the absence of the chairperson and vice-chairperson. Seconded by Mr. Mackin, and it was unanimously approved (4-0).

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the September 28, 2023 meeting as written. Seconded by Mr. Mackin, and it was unanimously approved (4-0).

ADMINISTRATOR'S REPORT

Mr. Walters noted that the next Planning Commission meeting will be held as scheduled on December 7, 2023 as a hybrid meeting to cover November and December.

Mr. Walters added that the Planning Commission may want to table Agenda Item #9 (Code Amendment Chapter 1250.38 – Nonconforming Signs) to the December meeting, so that there is a full membership to review this item.

Ms. Williams made a motion to table Agenda Item #9 (Code Amendment Chapter 1250.38 – Nonconforming Signs) to the December 7, 2023 meeting. Seconded by Mayor Mackin, and it was unanimously approved (4-0).

Final Plat

Coventry Pointe Plat 3

Northwest corner of Five Point Road & Fort Meigs Road

APPLICANT/OWNER/DEVELOPER

Steve Mitchell
MB Investments, LLC.
3150 Republic Boulevard, Suite 3

Toledo, OH 43615

Feller Finch and Associates, Inc.
1683 Woodlands Drive, P.O. Box 68
Maumee, Ohio 43537

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

The overall Coventry Pointe Subdivision is proposed to consist of 155 lots and is located north of Five Point Road and west of Fort Meigs Road. The subject property (74.86 acres) is currently zoned R-3 (Single Family Residential).

Plat 1 consists of 22 lots on approximately 12.759 acres and was finalized on October 24, 2019.

Plat 2 consists of 30 lots on approximately 25.083 acres and was finalized on May 27, 2021.

Plat 3 contains 10 lots on approximately 4.792 acres.

BACKGROUND

The Preliminary Plat for Coventry Pointe was approved was originally approved on April 25, 2019 and was extended on April 27, 2023 so as to remain valid until April 27, 2025.

ANALYSIS

The plat layout for Plat 3 is compliant with the approved Preliminary Plat approved in April 2019. The number of lots, street layout, and arrangement of lots is the same as originally proposed within the subdivision Preliminary Plat. All lots shown meet the minimum depth to width ratio with the exception of Lots 56 and 57 (due to being on the outside of a curve). In addition, lots 56 through 58 each have frontages less than the minimum 75' requirement, and it is unknown if these lots will be able to provide the 75' frontage at the building line. All other lots conform to all necessary dimensional requirements.

Per Chapter 1295.07(d), the following escrows and fees attached to this report shall be provided to the satisfaction of the city prior to releasing the signed copy of the Final Plat:

ESCROWS
PLANNING COMMISSION

PAYMENT ITEMS
2

OCTOBER 26, 2023

Roadway & Pavement
Drainage
Erosion Control
Waterline
Sanitary Sewer
Sidewalks
Curb Ramps

Street Signs
Street Lights (already paid)
Open Space Fee (already paid)

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Coventry Pointe Plat 3 subject to the comments and recommendations in this report including the deposit of escrows, and payment of other fees as required.

Mr. Walters reviewed the above Staff Report regarding the Final Plat for Coventry Pointe Plat 3. Aaron Feller, Feller Finch, was present on behalf of the application. Ms. Williams asked if there was a concern about the lot lines as shown on the Final Plat, and Mr. Feller noted that a layer was accidentally turned off on the plat prior to printing. He confirmed that this plat will meet the building line requirement.

Ms. Williams made a motion to approve the Final Plat for Coventry Pointe Plat 3, subject to the deposit of escrows and payment of other fees as required. Seconded by Mr. Bade, and it was unanimously approved (4-0).

***Special Approval Use
Eckel Road Ltd.
26699 Eckel Road***

APPLICANT/OWNER/DEVELOPER

Kraig Mackett
Eckel Road Ltd.
1445 Holland Road, Maumee, OH 43537

Total Ground Solutions
PO Box 50
Perrysburg, OH 43552

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards
Chapter 1235.04(bb) – Outside Storage

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the west side of Eckel Road just north of the West Boundary Street and Eckel Road intersection just south of the CSX Railroad tracks. This property is currently the home of a multi-tenant building housing both industrial and commercial businesses.

Property Size: approximately 5.12 acres

Parcel(s): Q61-400-070302006000

Zoning: I-2 – General Industrial

BACKGROUND

This property, in 2021, added a business (Total Ground Solutions) whom began storing equipment in an open area of the property. While the office portion of the business is permitted, the outside storage of the construction equipment would require special approval.

ANALYSIS

This particular Special Approval Use includes both “general conditions” from Ch. 1235.02(d) and a set of “specific conditions” from Ch. 1235.04(bb) as outlined below.

SPECIAL APPROVAL USE

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(bb)

1. A solid wall, earthen berm at least eight (8) feet in height shall be provided around all sides of the area abutting residential, office or commercial zoning district and shall be provided on all sides visible from public streets. Such wall or berm shall be of sound construction, painted or otherwise finished neatly and inconspicuously. Such fence, wall or berm shall be of permanent finish and construction. Outdoor display of items for sale shall not be located on any required parking area.
2. Ingress and egress to the facility shall be only from an arterial street. The City may approve access to a collector street if the City finds that such access point will further minimize impacts on other properties.
3. The minimum lot or parcel size shall be five (5) acres.
4. Adequate parking and unloading facilities shall be provided at the site so that no loaded vehicles at any time stand on a public right-of-way awaiting entrance to the site.

RECOMMENDATION

The Deputy Planning and Zoning Administrator has reviewed the application for Special Approval Use and recommends that the Planning Commission approve the request for a Special Approval Use for Eckel Road Ltd. at 26699 Eckel Road (Total Ground Solutions) with the condition that a fence be constructed to screen from the commercial property across from the storage area.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Eckel Road Ltd. at 26699 Eckel Road for Total Ground Solutions. Kraig Mackett, Eckel Road Ltd., was present and added that he is proposing a shadowbox fence that is similar in construction to a nearby property. Mr. Easterling noted that Board of Zoning Appeals approval will need to be sought by the applicant via a variance for the screening fence on the property. Ms. Wolfinger asked if a complaint had been made against the use of this property and business, and Mr. Easterling clarified that he noticed it when outside storage began in 2021. Mr. Mackett noted that the neighboring property has a perpendicular fence.

Ms. Wolfinger made a motion to approve the Special Approval Use for Eckel Road Ltd. at 26699 Eckel Road for Total Ground Solutions with the condition that a fence be constructed to screen from the commercial property across from the storage area. Seconded by Ms. Williams, and it was unanimously approved (4-0).

***Special Approval Use
CrossFit Fenix
12265 Williams Road, Suite B***

APPLICANT/OWNER/DEVELOPER

Susan Rees
638 Miami Manor
Maumee, OH 43537

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the southwest corner of Williams Road and Waters Edge Drive. Penske Truck Rental is immediately north and Hiab USA is immediately east of this site.

Property Size: 1.0 acres

Parcel: Q61-400-180004008000

Zoning: PBP – Planned Business Park

BACKGROUND

CrossFit Fenix would like permission to operate an approximately 5,000 SF gym/fitness facility at this location that would be intended to serve both individuals and groups. The floor plan as indicated would include a large open gym area, office space, mechanical room and restrooms.

ANALYSIS

Due to its limited size this particular Special Approval Use only requires that the general requirements of Ch. 1235.02(d)(1-6) be met. The applicant has reviewed these requirements and provided a written response to each of the six requirements as part of this application.

SPECIAL APPROVAL USE

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.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed the application for Special Approval Use for CrossFit Fenix located at 12265 Williams Road, Suite B and is recommending that the Planning Commission approve the application as submitted.

Mr. Walters reviewed the above Staff Report regarding the Special Approval Use for CrossFit Fenix located at 12265 Williams Road, Suite B. Susan Rees, CrossFit Fenix, was present and said that she is in agreement with the Staff Report as written. Mr. Walters noted that this new business prompted the Special Approval Use process.

Ms. Williams made a motion to approve the Special Approval Use for CrossFit Fenix located at 12265 Williams Road, Suite B. Seconded by Ms. Wolfinger, and it was unanimously approved (4-0).

OTHER BUSINESS

There was a brief discussion about the Planned Unit Development (PUD) for Coventry Pointe North, and Mr. Walters added that the applicants are doing a major redesign and that he anticipates this project being ready for the January 2024 Planning Commission meeting.

There being no further business, the meeting adjourned at 7:19 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

