

PLANNING COMMISSION MEETING

April 27, 2023

The meeting was called to order at 7:00 p.m. by Vice Chairman Rob Vela. Commission members present were Greg Bade, Mayor Mackin, Rob Vela, John Wellstein, Becky Williams, and Megan Wolfinger (6). Andy Lorenz was absent (1). Also present were Brody Walters, Planning and Zoning Administrator, Mark Easterling, Deputy Planning & Zoning Administrator, and Tim Effler, Law Director.

APPROVAL OF MINUTES

Mr. Vela moved to approve the minutes of the March 30, 2023 meeting as written. Seconded by Ms. Williams. Ayes: Mackin, Vela, Wellstein, Williams, and Wolfinger (5). Nays: (0). Abstain: Bade (1).

ADMINISTRATOR'S REPORT

Mr. Walters stated that he would not be in attendance at the May 25, 2023 Planning Commission meeting.

***Preliminary Plat Extension
Coventry Pointe Subdivision
Northwest corner of Five Point Road & Fort Meigs Road)***

APPLICANT/OWNER/DEVELOPER

Steve Mitchell
Summerfield Perrysburg Development, Ltd.
3150 Republic Blvd., Suite 3
Toledo, OH 43615

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

REQUEST

Chapter 1295.06(i) – Preliminary Plat Extension

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).

BACKGROUND

On April 25, 2019 the Planning Commission approved the Preliminary Plat for the Coventry Pointe Subdivision.

On October 24, 2019 the Planning Commission approved the Final Plat for Coventry Pointe Plat 1 which consisted of 22 lots.

On April 15, 2021 the Planning Commission renewed the preliminary plat for Coventry Pointe Subdivision until April 15, 2023. The applicant has submitted the request for renewal prior to its expiration.

ANALYSIS

The Code requires a minimum lot area of 11,600 S.F. for R-3 Zoning. Dimensions of the lots were not provided to verify continued compliance.

The subject property shall be subject to Chapter 1295 – Subdivision Regulations.

Preliminary Plat approval shall be effective for a maximum period of twenty-four (24) months unless, upon application of the Developer, the Planning Commission grants an extension. If the Final Plat has not been recorded within this time limit, the Preliminary Plat must again be submitted to the Planning Commission for approval.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission approve the Preliminary Plat Extension for Coventry Pointe Subdivision which shall be valid until April 27, 2025.

Mr. Walters reviewed the above Staff Report regarding the Preliminary Plat Extension for Coventry Pointe Subdivision (northwest corner of Five Point Road and Fort Meigs Road). Greg Feller, Feller Finch, was present on behalf of the application, and noted that Plat 3 and Plat 4 should be built this year. Ms. Williams confirmed that they verified the lots for compliance.

Ms. Williams made a motion to approve the Preliminary Plat Extension for Coventry Pointe Subdivision (northwest corner of Five Point Road and Fort Meigs Road) which shall be valid until April 27, 2025. Seconded by Mr. Bade. Ayes: (6). Nays: (0).

Preliminary & Final Site Plan (Studio Addition)
Michael & Shelley Provenza
215 Walnut Street

APPLICANT/OWNER/DEVELOPER

Michael & Shelley Provenza
215 Walnut Street
Perrysburg, OH 43551

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 215 Walnut Street, one property south of the Perrysburg Historic District boundary. The property in question is zoned C-2 (Central Business) and functions as a residential property for the applicant. This property is surrounded by C-2 (Central Business) to the north, east and south, and INS (Institutional) to the west. The owner would like to add a second main building to the rear of the property to be used as an art studio and entertaining space. The concept for a second main building was reviewed and approved by the Board of Zoning Appeals at their March 13, 2023 meeting.

ANALYSIS

Land Use – The current use of the property has been reviewed and determined to be “Single-Family Dwelling” and is therefore an approved use in the C-2 district. It is anticipated that the new structure would be classified as a commercial use and would therefore also be a permitted use in the C-2 zoning district.

Dimensional Standards – The C-2 zoning district does not have any setback requirement so this parcel is treated as a zero lot line property. The only dimensional requirement is that the building cannot exceed a height of 35’ which is not an issue for this application.

Building Materials – The applicant’s building is proposed to be constructed of:
Concrete block – 54.5% (exceeds max of 50%)
Siding – 27.4% (may exceed max 25% if not wood)
Stone – 9.8%
Glass 8.3%

The existing (residential) structure is constructed of 100% aluminum siding and is not proposed to change at this time although this site plan review allows for the reviewing of building materials on both existing and proposed structures.

Access – The subject location has one parking access point off of the alley towards the rear of the property. The current parking area is located along the alley between the residence and existing garage.

Parking – The C-2 zoning district does not require on-site parking but the site does currently feature a small asphalt parking area. The proposed plan shows the property roughly maintaining the current footprint for parking to accommodate up to three vehicles.

Parking Landscaping – The C-2 zoning district does not require parking lot landscaping.

Site Landscaping – The C-2 zoning district does not require site landscaping.

Street Trees – The property currently has one street tree along Walnut Street. Based on the width of the lot there are no other trees that are required for this lot.

Signage – Not Applicable

Lighting – No new light fixtures are shown.

Sidewalks – Sidewalks are shown across the frontage of the property.

Waste Receptacles – No exterior trash receptacle on-site. Owner utilizes residential trash collection.

Other – The applicant may be required to submit construction plans to the City for review. The Department of Public Utilities and Engineering may have additional requirements for storm water with a new structure on property or if the Planning Commission was to require that the gravel parking areas be made into concrete.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the Preliminary and Final Site Plan for 215 Walnut Street subject to modification of the building materials to comply with Ch. 1250.48 as required by the Planning Commission.

Mr. Walters reviewed the above Staff Report regarding the Preliminary & Final Site Plan (Studio Addition) for Michael & Shelley Provenza at 215 Walnut Street. Michael & Shelley Provenza, and Architect, Scott Heacock, were present on behalf of the application.

The Commission briefly discussed the building materials that are proposed to be used for this studio addition, and Mr. Walters confirmed that the applicants can delegate the building material percentage back to his office. Mr. Provenza noted that the studio will be more for display, as well as working inside the art studio. Mr. Bade confirmed that the Provenza's agree to the building material percentage compliance.

Ms. Wolfinger made a motion to grant conditional approval of the Preliminary & Final Site Plan (Studio Addition) for Michael & Shelley Provenza at 215 Walnut Street, with the condition that the building material percentage be submitted to the Planning & Zoning Division to comply with Chapter 1250.48 as required by the Planning Commission. Seconded by Mr. Vela. Ayes: (6). Nays: (0).

PRELIMINARY & FINAL SITE PLAN CHECKLIST

Project Name: Kay & Paulus Orthodontics –
Preliminary & Final Site Plan
Location: 195 E. Boundary Street
Zoning: OS (Office and Service)
Applicant(s): Nancy Kime
Kime Design (Toledo, OH)
Land Use: Medical Office Building
Parcel(s): Q61-400-680401004001
Request: Preliminary and Final Site Plan Review

Land Use		Permitted	Special Approval	Not Permitted
1225.08	Land Use Type	x		
Dimensional		Compliant	Non-Compliant	Not Applicable
1230	Front Setback	x		
1230	Side Setback	x		
1230	Rear Setback	x		
1230	Lot Coverage	x		
1230	Height	x		
1230.03(a)	Height Variance from BZA			x
1230.03(b)	Features above max height (exemptions)			x
Parking		Compliant	Non-Compliant	Not Applicable
1250.02(t)	Parking Lot Location	x		
1250.02(r)	Parking Relief			x
1250.03	Parking Quantity	x		
1250.05(b)	Parking lot design/layout	x		
1250.05(c)	Wheel Stops		x	
1250.05(f)	Location of Driveways	x		
1250.06(a)(5)	Parking Lot Screening (near residential)		x	
1250.06(a)(7)	Parking Lot Surface Material	x		
1250.06(b)	Parking Space Sizes		x	

Landscape		Compliant	Non-Compliant	Not Applicable
1250.11	Planting Plan		x	
1250.11(a)(1)	Landscape Architect (stamp/sign)		x	
1250.11(a)(3)	Planting Schedule		x	
1250.13(g)	Tree size (8' height, 2 1/2" caliper min)		x	
1230	Minimum Landscape Percentage of parcel		x	
1250.18(a)	Min. Landscape Percentage of Parking Lot (6%)		x	
1250.17(b)	Parking Lot landscape primarily shade trees		x	
1250.17(c)	Planting areas dispersed through parking lot		x	
1250.19(b)	5' landscape strip between parking lot and P/L		x	
1250.19(c)	1 tree for each 8 parking spaces		x	
1250.19(d)	Landscape island = 1 per ea. 10 parking spaces		x	
1250.19(d)	Shade trees located in islands		x	
1250.20	10' landscape strip between R/W and parking		x	
1250.20(d)	Hedge within 10' landscape (min 1.5' height)		x	
1250.27	Berms/Earth Mounds (if required)			x
1250.42	Fence/Screen Requirement (height & location)			x
1250.43	Lighting (height & direction)			x
Building Design		Compliant	Non-Compliant	Not Applicable
1250.44	Screening of Rooftop Mechanicals			x
1250.48	Building Material (allowable percentages)	x		
1250.481(a)	Customer entrance facing each street frontage	x		
1250.481(b)	Recesses/projections if > 100' in length			x
1250.481(d)	Façade to have color/texture/material change	x		
1250.481(e)	Rooflines to change at least every 100'			x

1250.481(f)	Façade colors – low reflectance and neutral	x		
1250.481(g)	Building trim to be non-illuminated	x		
Drives & Access		Compliant	Non-Compliant	Not Applicable
1250.51(a)	Driveway access onto public or private street		x	
1250.51(a)(2)	Drives enter perpendicular			x
1250.51(a)(3)	Driveway grade less than 10%			x
1250.51(a)(6)	Driveway – at least 100' from an intersection	x		
1250.51(a)(6)	Driveway – at least 80' from other driveways	x		
1250.51(c)	Driveway – alignment with existing drives			x
1250.53	Deceleration Lanes if use > 1,000 trips per day			x
Sidewalks		Compliant	Non-Compliant	Not Applicable
1250.56(a)	Sidewalks across all frontages	x		
1250.56(a)	Sidewalks from R/W to entrance		x	
1250.56(a)	Sidewalk material through drive aisles	x		
Dumpster		Compliant	Non-Compliant	Not Applicable
1250.57	Waste Receptacle - Location	x		
1250.57	Waste Receptacles to be consolidated	x		
1250.57	Waste Receptacle – design/materials		x	

Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(a)	Accessory Building – Location (rear yard)			x
1250.61(b)	Accessory Building – ≥ 5' from side or rear P/L			x
1250.61(b)	Accessory Building – ≥ 10' from main structure			x
1250.61(d)	Acc. Building – Height (20' or main structure)			x
1250.61(f)	Accessory Building – Size Limit (5% of lot size)			x
Traffic Study		Compliant	Non-Compliant	Not Applicable
1255.04	Traffic Study – if more than 100 trips/peak Hr.			x
1255.04	Traffic Study – if more than 750 trips per day			x
Miscellaneous		Compliant	Non-Compliant	Not Applicable
1260.15(a)(1)	Plan doesn't impede normal development	x		
1260.15(a)(2)	Existing landscape preserved (as possible)	x		
1260.15(a)(5)	Emergency vehicle access to structures	x		
1250.26	Wall Location (if required)			x

Notes:

1. Wheel stops are not shown on parking spaces 25-32 which abut a side property line.
2. There is no parking lot screening shown along E. Boundary Street to comply with Ch. 1250.06(a)(5).
3. Parking space sizes are not indicated. There is a single reference to a 10' wide space but no depths are shown.
4. It appears that the architect has provided green space calculations rather than landscape calculations. There is no inventory of existing or proposed plant material. No general landscape plan or planting schedule has been provided and there is no indication of the use of a landscape architect. Nearly all aspects of the landscape portion of the code are non-compliant.
5. Landscape islands have not been included in the parking lot to reduce runs of 10+ parking spaces.
6. The driveway access for this property is not onto a public or private street. The property relies on a neighboring property's private property. It should be verified that an access easement is in place.
7. The drawings indicate a painted pedestrian walkway from the public sidewalk to the building entrance. The code requires a concrete walkway rather than painted lines.
8. The existing trash enclosure is unenclosed and does not meet the construction standards for dumpster enclosures.
9. A portion of parking spaces #1 and #7 utilize neighboring property that is not owned or controlled by this property owner.

10. An additional street tree will likely be required by the City's Street Tree Commission. (Permit required)
11. The Department of Public Utilities has noted that backflow prevention will be required as part of this project if not already installed at this location.

Recommendation:

The Planning & Zoning Administrator recommends denial of the Preliminary & Final Site Plan as submitted for Kay & Paulus Orthodontics at 195 E. Boundary Street, due to items 1 - 9 listed above.

Mr. Walters reviewed the above staff report for the Preliminary & Final Site Plan for Kay & Paulus Orthodontics at 195 E. Boundary Street, and read an additional narrative response that he had received from the applicants. Sean Nester, Sean Patrick Builders, and Orthodontist, Brent Paulus, were present on behalf of the application.

The Commission briefly discussed each note from the recommendation above:

- 1) Mr. Paulus confirmed that they are okay with the wheel stop notation.
- 2) There was further discussion about the parking lot screening with regards to a landscape buffer. Mr. Bade asked about the back-out space and drive width, and Mr. Walters confirmed that the minimum requirement is twenty-five (25) feet. Mr. Bade added that these requirements are for all applicants across the city. Mr. Paulus noted that the landscape beds denoted in blue have not been accounted for.
- 3) Mr. Vela noted that the parking size spaces need to be identified on the site plan.
- 4) Mr. Vela stated that the landscape plan needs to be resubmitted.
- 5) Mr. Vela added that the landscape islands on the site plan will need to be resubmitted to reduce runs of 10+ parking spaces.
- 6) Mr. Vela asked if there is a verified access easement for driveway access between both parcels, and Mr. Nester said that he was shocked that there wasn't title work. Mr. Wellstein noted that the orthodontist office was in existence first before the next-door medical office.
- 7) Mr. Vela noted the pedestrian walkway, and Mr. Bade stated that the code is very clear that a walkway is required. Mr. Wellstein added that he prefers a concrete delineation, and Mr. Bade said that heavy paint when wet is slick. Mr. Nester noted that salt for ice/snow eats the concrete.
- 8) Mr. Paulus noted that maneuverability of a dump truck is a concern with the dumpster enclosure. Mr. Nester noted that eight (8) inches of concrete will be needed at the enclosure.
- 9) The Commission reminded the applicants that they will need to submit the access easement confirmation due to spaces #1 and #7 being located in the right-of-way.

- 10) The Commission agreed that an additional street tree is required by code, and Mr. Easterling confirmed that the Street Tree Commission will meet May 1, 2023 and can identify this requirement at that time.
- 11) Mr. Nester noted that the backflow prevention is located in the basement of this location.

Ms. Williams made a motion to deny the Preliminary & Final Site Plan as submitted for Kay & Paulus Orthodontics at 195 E. Boundary Street, due to notes 1 – 9 listed in the Staff Report above. Seconded by Mr. Bade. Ayes: (6). Nays: (0).

***Preliminary & Final Site Plan
Metropolitan Holdings/Multi-Family Development
Parcel Q61-400-090301006001 (o Lake Vue Drive)***

APPLICANT/OWNER/DEVELOPER

Geoffrey Hartnell
Metropolitan Holdings LLC
1429 King Avenue
Columbus, OH 43212

MLM Real Estate
4477 Renaissance Parkway, Suite D
Warrensville Heights, OH 44128

REQUEST

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

PROPERTY LOCATION & DESCRIPTION

The proposed project site is located on the east side of Carronade Drive, directly east of the Kenton Trail and Carronade Intersection, directly across from the Residences at Carronade multi-family complex. The site is comprised of approximately 20.14 acres and is zoned RM (Multiple Family Residential). The applicant would like to construct a multi-family residential complex consisting of 346 units (53 buildings).

Adjacent zoning:

North – RM (Multiple Family Residential),
East – Perrysburg Township Residential Uses
South – R-3 (Single Family Residential),
West – RM (Multiple Family Residential)

ANALYSIS

Land Use – The proposed use has been reviewed and determined to be “Multiple Family Dwellings” and is a permissible use by right in RM zoning districts.

Dimensional Standards – The proposed site plan shows 53 multi-family buildings across three parcels. The required setbacks are as follows:

Front Yard – 25’
Rear Yard – 30’
Side Yard (min.) – 15’
Max Height – 45’

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

Access – The proposed project has two access drives to the property shown from Carronade Drive. Sidewalks are not currently shown through drive aisles.

Parking – The proposed site plan indicates a total of 608 spaces. The totals spaces will include outdoor and indoor parking spaces. The outdoor parking is shown to be at the required minimum of 10’x20’. Chapter 1250.03(b) states that a total of 692 are needed for this property. Drive aisles appear to be consistent and compliant at 24’ wide.

Landscaping – The overall site (the area of the site minus the parking lot area) is required to provide at least eight (8) 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 were completed by a landscape architect. This plan and calculation show a total open space area of 317,988 SF of which 65,340 SF is shown to be landscaped. This equates to sixteen (16) percent 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 RM zoning districts is 6%. The proposed plan shows 213,444 SF of parking area with 15,682 SF of landscaping within the parking lot. This would equate to 7.35% of the parking lot which exceeds the requirement. In addition, all islands meet the minimum size and shade tree requirements.

Street Trees – Street trees are already present at the current location in accordance with the requirements in Chapter 1250.14.

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 – A Lighting Plan schedule and photometric has been provided. The site features wall mounted LED wall sconce, wall mounted LED wall up/down cylinders, and single pole LED lighting in the parking lot that is 12' 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 cylinder lighting is currently specified at 1,766 lumens and is considered an up/down light. Chapter 1250.43(a)(3) states exterior lighting that is in excess of 1,000 lumens must be down lit. This lighting is shown next to the entrance doors and light spillage looks to be blocked by the second story patio above the door.

Building Materials and Elevations – There are no material percentage requirements for the Multiple Family Residential Districts. Chapter 1250.481(e) states that roof lines shall provide variations to reduce the massive scale of these structures and to add visual interest. Roof lines shall have a change in height every 100 linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top mechanical equipment from the public view. The nine (9) “Breezeway” buildings each show ridge lines that exceed 100' without the visual changes.

Sidewalks – Public sidewalks are shown across the front of the property and are interconnected to each of the buildings.

Waste Receptacles – The site plan indicates two outdoor trash receptacles located in the rear of the property just west of the detention ponds and show to be fully enclosed and fully complies with the requirements set forth in Chapter 1250.57.

Traffic Impact – Chapter 1255.04 states that Planning Commission may require a traffic Impact study be completed for any use which is expected to generate over one hundred (100) directional trips in any peak hour or over seven hundred fifty (750) directional trips in an average day.

General Engineering – The applicant shall submit and obtain City of Perrysburg Construction Review approval (minor review) from the City of Perrysburg Engineering Department prior to the issuance of a Zoning Permit.

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends conditional approval of the Preliminary and Final Site Plan for the Carronade Drive Multi-Family Development at 0 Lake Vue Drive (Parcel Q61-400-090301005003, Q61-400-090301006001, and Q61-400-090301006003) with the following conditions:

1. The parking requirements are discussed directly with Planning Commission to determine if the 83 spaces are needed.
2. Sidewalks are shown on the site to be installed through the drive aisles.
3. New building elevations for the “Breezeway” buildings be resubmitted to the Planning and Zoning Division showing the changes in the ridgeline for administrative approval.
4. A traffic study be submitted to the Planning and Zoning Administrator for review and consideration of any necessary roadway improvements.

Mr. Easterling reviewed the above staff report for the Preliminary & Final Site Plan for Metropolitan Holdings/Multi-Family Development at o Lake Vue Drive (Parcel Q61-400-090301005003, Q61-400-090301006001, and Q61-400-090301006003). Joe McCabe, Ryan Young, and Geoffrey Hartnell, with Metropolitan Holdings were present, along with Greg Feller, Feller Finch. Mr. McCabe said that their model is to be a partner in the community, and added that they are a three-in-one company with regards to development, construction, and property management. Mr. Young, the Landscape Architect, spoke about the historical component of the city, and deferring back to those roots. He noted that there is one large gas easement that runs through the property, and added that they are proposing to maximize the open space to create more natural areas. Mr. Hartnell spoke about the distribution of parking on-site, and referenced a parking study from their Huber Heights development.

Kathy Jensen, 26614 Carronade Drive, was present and said that traffic is her biggest issue. She noted the walkability of the trails nearby, and the school impact that this development will have for families.

Jeff Crane, 26625 Carronade Drive, was present and added that traffic is a concern, and said that speed bumps need to be installed along Carronade Drive.

Josh Rammel, 9660 Bishopswood Lane, was present and said that he had previously lived in the Metropolitan Holdings Huber Heights, Ohio community and that it was a positive experience. He added that he is concerned with the maintenance between the complex and the existing backyards that abut it along Bishopswood Lane. Mr. Rammel said that the easement is also a concern. Mr. McCabe stated that their goal is to meet the setback requirements, and that they have no intention to encroach into the existing developments nearby.

Bonnie McCain, 1941 Kenton Trail, was present and asked about a barrier between the nearby properties. She mentioned the importance of an ADA walkway to provide a smooth transition.

Mr. Easterling noted that there is a caveat for a traffic study to be completed for this property. Mr. McCabe noted that this property has been zoned RM (Multiple Family Residential) for thirty years, and that Carronade Drive was designed in this manner to sustain the nearby developments. He said that they will provide a traffic study, and added

that multi-family developments lessen the traffic. There was a brief discussion about the reduction of parking spaces. Mr. McCabe confirmed that they do track the impact that their developments have on the schools, and said that their Huber Heights, Ohio community only has eighteen (18) children living within their development, as it's more like resort-style living.

Tom Friess, 311 W. Indiana Avenue, was present and said that he is concerned with the nearby drainage ditch. Mr. Feller said that there will be two (2) retention ponds, and that there is an existing twenty-four (24) inch pipe along the northern property line.

Alona Matchenko, 9692 Bishopswood Lane, was present and said that she is concerned with traffic and landscaping. She asked if there has been a parking consideration to mitigate these concerns. Mr. Young noted that every circle on the landscape plan is a planting, and that there are a variety from evergreens, to ornamental trees, and even larger shade trees. Mr. Easterling reiterated that this property is zoned for an RM (Multiple Family Development) use.

Bonnie McCain, 1941 Kenton Trail, spoke again and asked if the complex will have security cameras on-site. Mr. McCabe said that staff is on-site seven days a week, which will help to address future concerns. He noted that some of their tenants will want to age in place, and so ADA components and accommodations will encompass the entire site for compliance.

There was a brief discussion about the width of the sidewalks at the street, and Mr. Young said that they have proposed strategic sidewalks along the streetscape. Ms. Williams noted that Carronade Drive was intentionally planned as a thoroughfare, and Kathy Jensen (26614 Carronade Drive) said that traffic is still a concern and that speed bumps are needed along Carronade Drive.

Jeff & Patricia Crane, 26625 Carronade Drive, added that they are concerned about the impact on the schools, and Mayor Mackin noted that property taxes are paid by the developer.

The Commission continued to discuss the recommendations outlined in the staff report:

- 1) They discussed the parking requirements, and whether a reduction of the 83 spaces would be feasible for this development. Mr. McCabe noted that they are currently working with lenders to finalize the financing, and they may end up removing twenty-four units to accommodate density. Mr. Walters said that ratio is sound logic and something that his office could approve administratively. Mr. McCabe said that he is in agreement for more greenspace. Mr. Wellstein confirmed that there are six (6) garages in each carriage house unit.
- 2) It was confirmed that the main entry will have full ADA access.
- 3) Mr. McCabe said that they will plan to submit an update for administrative approval to the "Breezeway" ridgelines as requested.

- 4) Metropolitan Holdings confirmed that a traffic impact study will be conducted, and Mr. Walters said that he can provide contact with a traffic engineer.

Mr. Bade made a motion to grant conditional approval of the Preliminary & Final Site Plan for Metropolitan Holdings/Multi-Family Development at o Lake Vue Drive (Parcel Q61-400-090301005003, Q61-400-090301006001, and Q61-400-090301006003), with the following conditions: (1) allowing for seventy-six (76) cars per unit ratio, (2) sidewalks shown on the site to be installed through the drive aisles, (3) new building elevations for the “Breezeway” buildings to be resubmitted to the Planning & Zoning Division showing the changes in the ridgeline for administrative approval, and (4) a traffic study be submitted to the Planning & Zoning Administrator for review and consideration of any necessary roadway improvements. Seconded by Ms. Williams. Ayes: (6). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 9:34 p.m.

Respectfully submitted,

Heather Alfaro

