

PLANNING COMMISSION MEETING

June 26, 2025

Chairman, Rob Vela, called the meeting to order at 6:30 p.m. Commission members present were Greg Bade, Mathew Beredo, Rob Vela, and Becky Williams (4). Andy Lorenz and Mayor Mackin were absent (2). Brody Walters, Planning & Zoning Administrator, was also present.

APPROVAL OF MINUTES

Mr. Vela moved to approve the May 29, 2025, meeting minutes as written and seconded by Ms. Williams. Ayes: (4). Nays: (0).

ADMINISTRATOR'S REPORT

Mr. Walters noted that July's Agenda will have at least eight (8) items for review.

Final Plat Coventry Pointe Plat 5

APPLICANT/OWNER/DEVELOPER

Coventry Glen LTD.
Steve Mitchell
3150 Republic Blvd., Suite 3,
Toledo, Ohio 43615

REQUEST

Chapter 1295.07 – Final Plat

PROPERTY LOCATION & DESCRIPTION

Coventry Pointe is a 155-lot residential subdivision located north of Five Point Road and west of Fort Meigs Road. The property is 74.86 acres and is currently zoned R-3 (Single Family Residential).

BACKGROUND

The current version of the Preliminary Plat was approved by the Planning Commission on April 25, 2019, and currently has an active preliminary plat that is valid until May 8, 2027.

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

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

Plat 3 consists of 10 lots on 4.792 acres and was finalized on October 26, 2023.

Plat 4 consists of 20 lots (plus a “common lot”) on 8.359 acres and was finalized on May 30, 2024.

Plat 5 consists of 21 lots (plus a “common lot”) on 9.472 acres.

ANALYSIS

The layout for Plat 5 is compliant with the Preliminary Plat that is currently active for this area. The number of lots, street layout, and arrangement of lots are the same as originally proposed within the subdivision Preliminary Plat. Lots 84, 85, 86, 87, 93, 94, 95, 96, and 97 all show frontages less than the required minimum of 75’ but meet the minimum frontage requirement at the building line. All other lots shown conform to all necessary dimensional requirements. The staff has reviewed the Final Plat for Plat 5 and approved it with the following comments:

Open Space Requirement = There are three ways to satisfy the Open Space Requirement for subdivision development. The first option is to provide 5% of the area of the subdivision as Open Space (cannot include detention/retention areas). The second option is to provide a cash-in-lieu payment in an amount equal to 7.5% of the value of the undeveloped land and the third option is to dedicate an equivalent amount of land (5%) elsewhere in the city. Per the layout of this plat, the developers will be required to provide a payment for 7.5% of the value of the undeveloped land. A recent appraisal (within the last 5 years) will be required to determine the value of this property.

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

ESCROWS

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

PAYMENT ITEMS

Street Signs
Street Lights
Open Space Fee

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission approve the Final Plat for Coventry Pointe Plat 5, subject to the comments and recommendations in this report, including the deposit of escrows, payment of open space fees, and other fees as required.

Mr. Walters reviewed the above Staff Report regarding the Final Plat for Coventry Pointe Plat 5. Greg Feller, Feller Finch, was present on behalf of the application. There was a brief discussion about the additional ten (10) acres, and Ms. Williams confirmed that it's a common lot.

Mr. Bade made a motion to recommend approval of the Final Plat for Coventry Pointe Plat 5, subject to the comments and recommendations in this report, including the deposit of escrows, payment of open space fees, and other fees as required. Seconded by Mr. Vela, and the request was unanimously approved (4-0).

***Rezoning Request
PBP (Planned Business Park) to C4 (Highway Commercial)
19.5968 acres of Parcel Q61-400-190000005500
(Southeast corner of Roachton Road and SR-25)***

APPLICANT/OWNER/DEVELOPER

Jerry Reitzel (Reitzel Realty Ltd.)
9454 Roberts Ave.
Perrysburg, OH 43551

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The portion of land proposed for rezoning is located at the southeast corner of Roachton Road and Dixie Highway. The parcel included in this request is: Q61-400-190000005500 and is 43.02 acres in size. The northern half of this parcel, +/- 19.5968 acres, is the subject area and is currently zoned Planned Business Park (PBP). The requested zoning is C4 Highway Commercial.

Adjacent zoning:

1. North: "C-4" Highway Commercial (Ridi's Convenience Store) and Perrysburg Heights (Twp.)
2. East: "R-M" Multi-Family Dwelling (Waterstone Landing Apts) and "PBP" Planned Business Park (vacant land)

3. South: “I-2” General Industrial (former Delafoil)
4. West: “C-4” Highway Commercial (Tekela’s), “OS” Office and Service (residential units) and “PBP” (Harbor Town Development)

BACKGROUND

This property has been zoned PBP (Planned Business Park) for many years. The exact date of the change to PBP is unknown, but a review of historical zoning maps shows this change took place sometime between 1999 and 2004. Before PBP it was zoned “Limited Commercial.” Typically, when PBP zoning is established, it requires that development standards be created and reviewed and approved by City Council. Neither the City nor the property owner has signed copies of such standards. This property's last proposed development was in approximately 2007 when a new Kroger store was proposed.

ANALYSIS

The Land Use Plan designates the area as Village Mixed Use which is defined as a vertical and/or horizontal mix of uses, with high public and private realm features that promote walkability and social interaction. Within this area, you could expect detached and/or attached single-family residential, multi-family residential, retail, office, and public/semi-public spaces.

Per Ch. 1220.03, C4 zoning is defined as areas fronting on major highways and utilized for all types of businesses, especially those that serve the traveling motorist and patrons throughout the community.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **C-4 Highway Commercial**.

- Animal Services (outdoor)
- Animal Services (indoor)
- Automotive Oil and Lube Service Facilities
- Automotive Repair – General **(SAU)**
- Automotive Repair – Light
- Automotive Sales or Lease for New and Used Vehicles Outdoors **(SAU)**
- Auto Wash **(SAU)**
- Carry-Outs / Other Business, Alcoholic Beverages **(SAU)**
- Commercial Schools
- Drive-in Commercial Uses
- Entertainment and Spectator Sport Facilities
- Grocery Stores
- Gym/Fitness Facility
- Motels and hotels
- Neighborhood Business less than 10,000 SF
- Personal Services
- Printing

Restaurant Carry-Out only
 Restaurant Drive In
 Restaurant Fast Food
 Restaurant Outdoor Café **(SAU)**
 Restaurant Full Service
 Retail Business less than 60,000 GSF
 Retail Business more than 60,000 GSF **(SAU)**
 Sale and Storage of Building Materials **(SAU)**
 Self-Service Storage **(SAU)**
 Service Station
 Shopping Center
 Hospitality Facilities **(SAU)**
 Transient Habitation **(SAU)**
 Repair Services, Consumer
 Nursery / Green House
 Medical Offices
 Medical Urgent Care Facilities
 Accessory
 Child Day Care Centers **(SAU)**
 Club, Lodges, Fraternal and Civic Assembly
 Essential Services
 Mortuaries / Funeral Homes **(SAU)**
 Part-Time Child Day Care Centers **(SAU)**
 Public and Private Schools **(SAU)**
 Public Service Facility
 Public/Private Utility
 Wireless Telecommunication Facility **(SAU)**
 Wholesale Business

The following uses are permitted uses or permitted with a Special Approval Use (SAU) within **PBP**:

Automotive Oil & Lube Facilities
 Automotive Repair- Light
 Automotive Sales or Lease for new and Used Vehicles – Outdoors **(SAU)**
 Auto Wash **(SAU)**
 Carry-Outs/Other Business, Alcoholic Beverages **(SAU)**
 Commercial Recreational Facilities
 Commercial Schools
 Drive-in Commercial Uses **(SAU)**
 Entertainment and Spectator Sport Facilities
 Grocery Stores
 Gym/Fitness Facility (<5,000 GSF) **(SAU)**
 Gym/Fitness Facility (>5,000 GSF) **(SAU)**
 Massage Establishment **(SAU)**
 Motels and Hotels
 Neighborhood Business less than 10,000 SF

Office and Banks
Personal Services
Printing
Restaurant Carry-Out Only
Restaurant drive-in
Restaurant fast food
Restaurant outdoor café
Restaurant full service
Retail Business Less than 60,000 GSF
Retail Business More than 60,000 GSF **(SAU)**
Sale and Storage of Building Materials **(SAU)**
Self-service Storage
Service Station
Hospitality Services
Transient Habitation
Repair Services, Consumer
Medical Offices
Medical Urgent Care Facilities
Accessory
Child Day Care Centers **(SAU)**
Club, Lodges, Fraternal and Civic Assembly
Essential Services
Hospital
Institutional Use
Mortuaries/Funeral Homes
Non-Commercial Recreation Facility **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-Time Child Day Care Centers
Postal Service
Public Service Facility
Public/Private Utility
Wireless Telecommunications Facility **(SAU)**
Food Processing
Laboratories **(SAU)**
Manufacturing: Light
Publishing
Research & Testing
Warehousing
Wholesale Business

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend approval of the zoning change from PBP (Planned Business Park) to C4 (Highway Commercial) for the proposed acreage identified in the attachments of this report. The “Village Mixed Use” category in the land use plan does allow for retail uses,

but also encourages residential uses within the area. There is existing residential in this area (Waterstone Landing Apts.), so adding responsibly developed retail/commercial would not be at odds with the recommendations of the plan.

Further, it is recommended that a Public Hearing be set before the City Council for August 5, 2025, at 6:15 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from PBP (Planned Business Park) to C4 (Highway Commercial) for 19.5968 acres of Parcel Q61-400-190000005500 (southeast corner of Roachton Road and SR-25). Jerry Reitzel and Brian McMahon were present on behalf of the application. Mr. McMahon explained that Mercy Health would like to expand its services, and Steve Taylor is looking to relocate his business. Mr. Walters added that he has advised rezoning for the remainder of the PBP parcel, as this site will be one parcel with split zoning, and Mr. McMahon noted that the site is too large for a dealership. Mr. Bade confirmed that the Corridor Overlay standards apply to this site along SR-25. Ms. Williams noted that a car dealership requires a Special Approval Use under C4 zoning, and Mr. Walters said that he has given the applicants a timeline for processes going forward. There was a brief discussion about future uses of C4 (Highway Commercial) zoning for this property, and Mr. Beredo spoke about the existing site for Mercy Health. Mr. Walters clarified that current PBP (Planned Business Park) standards exist for this site, but that they were not signed or executed when established.

Ms. Williams made a motion to recommend approval of the Rezoning Request from PBP (Planned Business Park) to C4 (Highway Commercial) for 19.5968 acres of Parcel Q61-400-190000005500 (southeast corner of Roachton Road and SR-25), and that a Public Hearing be scheduled for August 5, 2025, at 6:15 pm. Seconded by Mr. Bade, and the application was unanimously recommended (4-0).

OTHER BUSINESS

Ms. Williams gave a brief update on the zoning code rewrite process and said that the next meeting is in July.

There being no further business, the meeting adjourned at 6:56 pm.

Respectfully submitted,

Heather Alfaro
Recording Secretary