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Planning Commission Public Hearing/Meeting Wednesday, January 20, 2016

The meeting was called to order at 7:00 p.m. by Chairman Mayor Neil A. MacKinnon III.

1. Roll call taken: Members: Judy Heban
John Rust
Melanie Sayre
Tom Uhler
Neil MacKinnon
Staff: Mark Zuchowski, Zoning Inspector
Mike Scott, City Administrator
Kevin Heban, Law Director

2. Public Hearing - Chairman MacKinnon opened the hearing for:

Zoning Map Change - request by AH Rossford Holdings LLC, 63 Dixie Highway, Rossford, Ohio 43460. The request is to change the zoning (map) classification of two parcels (T68-300-840402023000 and T68-300-840402023000) totaling 17.69 acres from the zoning classification of M-2, Heavy Manufacturing to PC, Planned Commercial.

Chairman MacKinnon called on Zoning Inspector Mark Zuchowski to explain and introduce. Zuchowski explained the new owners who are making the request for the two land-locked parcels to change from M-2 to PC have decided the best use is no longer heavy manufacturing. ODOT has decided to enlarge and re-route the expressway which creates access to the property and opens up opportunities. Dallas Paul, Industrial Developers LTD, 6705 Wales Road, Northwood OH 43619, stated what he has in mind is not defined but hospitality, restaurant, and entertainment uses do not fit M-2. He is working with Armin Hunger and partnering with the City of Rossford - all very preliminary. Chairman MacKinnon asked for any questions for the owners. Judy Heban questioned the City - her concern is in regards to the fact that the discussed area was set aside for possible Sexually Oriented Businesses (SOB). Kevin Heban responded that topic was going to be discussed under Other Business. As a City we are required to set up an area for SOBs to operate. John Rust stated this change is a logical fit and gives the Planning Commission more leeway for proper planning. Chairman MacKinnon asked for a motion. *Rust motioned to approve the request; Uhler seconded the motion; all Members in favor; motion carried.* Chairman MacKinnon thanked Dallas Paul and Armin Hunger for their development interest.

3. Site Plan Reviews

1) **Preliminary Site Plan Review** - by Total Sports on proposed construction of an air support soccer dome, 80,000 square feet. The dome will be located behind the facility (former Gold Medal Indoor Sports) at 10020 South Compass Drive.

Tony Moscone, Troy MI 48085, stated the new soccer business on south compass has been open since November 2015. They have received a ton of support. All the sports as going well - soccer, baseball, lacrosse - as well as inquiries for possible physical therapy and athletic training including heart testing. He introduced George Oravec, Engineer/Consultant, 2807 W. Course Road, Maumee, OH 43537. Oravec stated he received the letter from Mannik & Smith yesterday on the 19th regarding the requirements for the Preliminary Site Plan content. He concurs with the recommendations; storm water and Ohio EPA certified professional on his staff will review and be sure recommendations and requirements are followed; has no objection to combining the parcels. Today he is asking for preliminary approval so he can design the final site plan and is asking for a variance approval of height of the dome taking into consideration the removal of water, snow and ice off the dome facility. Uhler had a concern regarding the ditch in existence and what was needed. Oravec had a technical explanation which will be presented on the final site plan. Also space around the building was discussed, especially access around the back. *Uhler motioned to approve the Preliminary Site Plan as presented; Judy Heban seconded the motion; all Members agreed; motion carried. Rust motioned to allow a height variance subject to the Fire Chief's approval; Sayre seconded the motion; All Members agreed; motion carried.*

2) **Informal Site Plan Review** - on proposed construction by Soccer Centre Owners, LTD of a 230 ft. x 440 ft. soccer dome on property (9-10 acres) located on Bass Pro Boulevard next to the Northwest Ohio Carpenter's Union, 9278 Bass Pro Boulevard.

Marvin Robon, 1701 Woodland Drive, Maumee, OH 43537 from Clark & Robon presented the informal plan and introduced Bryant Smith, owner of Soccer Center Maumee next to the Antique Mall on Reynolds Road, stating they have operated the facility for 15+ years, noting space is rented until midnight every day, used by travelling soccer teams, and there is a market for full regulation fields for adults. Several different sites were looked at; they decided on this one as it is visible from 75, the Turnpike, and 795. They also can tie into the existing pond behind the Union Hall to take care of the water. The dome will be constructed by the same manufacturer, The Farley Group. They also will be asking for a height variance. However, there will be a slight difference in the

entry way. A conventional dome building has a walk in through a revolving door, one at a time. They plan an area to keep visitors protected from the elements, an area to use for check-ins, waiting, etc. - the dome is for playing and will not be concrete, the floor is stone with carpet over it. They plan on opening in the Fall of 2016. Uhler asked for a site indication on the map; Rust stated it was a good fit, Toledo does not have these types of facilities, and travelling teams stay overnight in the area; Sayre is concerned with parking, storm water runoff, and Fire Department access. Robon stated there is plenty of land; these issues will be addressed on the plans; and they also plan a future outdoor field. MacKinnon thanked them for their interest.

3. Review minutes of the last meeting. Chairman MacKinnon asked for motion to approve minutes from December 9, 2015. *Rust motioned to approve minutes as presented; Uhler seconded motion; all Members in favor; motion carried.*

4. Old/New Business. Kevin Heban continued the discussion on Sexually Oriented Businesses (SOB) stating a change can be planned for M-2 Heavy Manufacturing district to be a M-1 Light Manufacturing district to meet our minimum requirements, an area/population ratio set up by the Supreme Court. A link on the City website can be reviewed (Chapter 1134.12). Mike Scott stated the City cannot zone so that it cannot be buildable.

5. Adjournment – MacKinnon asked for any additional business, seeing none, asked for adjournment. *Rust motioned to adjourn; Sayre seconded; all Members agreed.* Meeting adjourned – 7:40 p.m.

Respectfully submitted



Kathy Shelt
Acting Secretary

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