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## Planning Commission Hearing & Meeting Wednesday, February 8, 2017

The hearing/meeting was called to order at 7 p.m. by Chairman Neil MacKinnon.

1. Roll call taken: Members present: Judy Heban

John Rust

Melanie Sayre

Tom Uhler

Neil MacKinnon

Staff present: Mark Zuchowski, Zoning Inspector

Kevin Heban, Law Director

Mike Scott, City Administrator

**2. Public Hearing.** Request from Harmon Land Development LLC to consider the application for a Preliminary Plat approval for a Planned Industrial development on 87.7 acres on parcel T68-400-03000004500. The proposed development is on the south side of Bass Pro Boulevard and the west side of Lime City Road, which lies within a PI Planned Industrial Zoned District. Chairman MacKinnon called on Mark Zuchowski to explain the review of the Harmon Business Park. He stated the prints are on the table and Mannik & Smith are here to explain. Harmon marketing personnel presented a poster board of the site as well. Chairman MacKinnon asked if there were any questions on the project. Bob Williams of Mannik & Smith Group, Maumee, Ohio, explained they review the City code vs what is supplied by the developer. He further said, for a preliminary review from an engineering standpoint, all code is met, stormwater is in good shape, and they can support a preliminary approval. Uhler had questions regarding the ponds; Williams explained they have specific use for the site - one to the west is a City pond, two are on the Harmon lot. Uhler also questioned the significant difference in grade; Ed Harmon responded that the site will be leveled off and will be in balance. Mark Mathe, Ida, Michigan, of Mannik & Smith Group continued with the review, referring to a letter of 1/31/17 (*provided to Members; included*), had no objections to the preliminary except for the road length of Integrity Drive. Zuchowski stated this is preliminary and construction drawings will be along probably quicker than most other projects. Kevin Heban stated this needs to be a two-step process, and we will see them again. Uhler questioned the wetland site, the use of LED lighting, pavement specs and truck use, and road dedication. Ed Harmon, owner developer, Perrysburg, Ohio, spoke to state they have obtained all permits from the Corps of Engineers and the Ohio EPA; cited an example of savings in cost and maintenance from their use of LED lighting, and yes - will use LED lighting on this project; assured pavement will be designed to ODOT specs and stated there will be a certain amount of transportation that will vary between clients, season, and year to year. Zuchowski stated there is a variance to consider for road length with a cul-de-sac. Stephanie Kuhlman, lead marketing agent for Harmon, introduced Ed Harmon's wife, Laura, as well as Jim Colony and Jim Howell. Harmon stated they all live and work in this community and are very proud to do so. JHeban questioned the enforcement of the Performance Bond/Guarantee.

KHeban stated they are negotiating a development agreement in which the guarantee will be included. Chairman MacKinnon verified that there were no additional comments or questions from the audience and Members. *Sayre motioned to approve the Preliminary Plat along with the Mannik & Smith Group notes, and to accept the variance for the road length as requested; Rust seconded the motion; all Members voted in favor, except MacKinnon abstained; Motion carried.* Chairman MacKinnon stated how much he appreciated Harmon investing in our community.

**3. Variance Request from Soccer Dome of Northwest Ohio Ltd.** George Oravec, Oravec & Associates, Toledo, Ohio, was present to explain the request for a Site Plan change to the dome site on Bass Pro Blvd. Revisions have been presented to change the water retention pond from a dry pond to a wet pond. They are requesting a variance to the size of the storm sewer outlet which will affect the runoff rate. Bob Williams, Mannik & Smith Group, explained the same amount of runoff is needed as pre-development. He stated the design is good for a 25-year storm and explained the meaning of that statement. Uhler requested further explanation for an over 25-year storm scenario. Oravec agreed with the previous explanation, but offered a more indepth review, and asking for the approval of a 6 inch outlet as opposed to a 3½ inch. They are waiting until the weather breaks for landscaping and black top. People were on site signing up for tournaments and playing. *Rust motioned to accept the variance as requested; Sayre seconded the motion; all Members voted in favor; Motion carried.*

**4. Review minutes of the last meeting.** Chairman MacKinnon asked for a motion to approve minutes from January 25, 2017. *Sayre motioned to approve minutes as presented; JHeban seconded the motion; all Members voted in favor; Motion carried.*

**5. Other Business.** JHeban wondered if anyone is actively approaching businesses that are leaving other cities. Mayor MacKinnon said he is on that.

**6. Adjournment.** Chairman MacKinnon asked for any additional business, seeing none, asked for adjournment. *Rust motioned to adjourn; JHeban seconded; all Members agreed.* Meeting adjourned – 7:30 p.m.

Respectfully submitted



Kathy Shelt  
Acting Secretary

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