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Planning Commission Meeting Wednesday, March 9, 2016

The meeting was called to order at 7:02 p.m. by Acting Chairman Member John Rust.

1. Roll call taken: Members: Judy Heban

John Rust

Melanie Sayre

Tom Uhler, *absent/excused*

Neil MacKinnon, *absent/excused*

Staff: Mark Zuchowski, Zoning Inspector

Mike Scott, City Administrator

Josh Drouard, Fire Chief

2. George Oravec, Consulting Engineer for the Soccer Centre, presented a new drawing which is a lot more detailed than previously, with parking, fire lane, utilities. He wants to also be sure there is a variance for 75ft. height that was discussed at the last meeting. Zuchowski said that was not approved at the last meeting, but it can be done. Oravec said the report from Mannik & Smith has listed points that usually are on the final review but has no objections. JHeban questioned whether they are prepared to incorporate sidewalks. Oravec stated yes sidewalks will come off the parking area, be part of the stone drive and connect to handicap accessible areas. Rust stated front sidewalks are to nothing currently, but eventually will connect to other developments. Oravec stated if there is a requirement we will put them in. Sayre asked him to take another look at the amount of parking spaces to handle players of both teams and guests. Oravec stated they justify capacity and employees. Zuchowski spoke for Tom Uhler, who was unavailable for this meeting, but voiced his big concern regarding parking after noticing an overflow of cars at Total Sports. Fire Chief Josh Drouard questioned the vehicle air lock size, specifically, was it large enough to accommodate an ambulance; were there any entrances near the mechanical area; and could there be a fire hydrant along the parking area, explaining that his concern would be access and water to a possible vehicle or field fire. Oravec responded he will check on air lock size for vehicle accommodation; there are several doors around the perimeter of the building; and they will bring in an 8in. fire line to the rear of the building. There was a lengthy discussion over the use of the detention pond. Scott explained his concern that currently there is no relief, the water continues to rise. Engineers are requiring a hydro study of the detention pond; we are in conversations with ODOT; and determinations need to be made on amounts of water coming and going. Oravec stated another alternative is that there is a storm tap for this property off Bass Pro Boulevard that goes to the detention pond across the street. If that creates a problem,

the building could be moved back slightly and a detention pond could be located in front. Amy Marshalko, 28015 Lime City Road, Perrysburg, stated that the pond overflows and is part of Dry Creek and has many problems. Zuchowski also stated the Carpenters' Union is concerned and would like a say in what happens with the pond. Scott said he had a conversation with the Carpenters regarding the erosion around the pond.

Seeing no further discussion or questions, Acting Chairman Rust asked for a motion: *Sayre motioned to approve the Preliminary Site Plan based on site plan requirements and comments from the Fire Chief and Members; Heban seconded motion; all Members in favor; motion carried.*

Rust motioned to allow the variance of 75ft. height for the structure; Sayre seconded motion; all Members in favor; motion carried.

3. Review minutes of the last meeting. Acting Chairman Rust asked for motion to approve minutes from January 20, 2016. *Heban motioned to approve minutes as presented; Sayre seconded motion; all Members in favor; motion carried.*

4. Old/New Business. JHeban asked for an update on the school situation. Scott stated there is a MOU/Memorandum of Understanding outlining the details of work that has to be done; our attorney has reviewed it; the school's attorney has it; they are looking to get started as soon as the asphalt plants open; depending on how the property is supposed to be used that will determine the work. He said they held off until they knew what that was. Rust verified that the entry ways will be widened and asphalted and tennis court area will be repaired this Spring (2016). JHeban does not want this put off. Scott stated they are required to do what the Planning Commission has approved; they are on a positive path and anxious to get going. JHeban also wants them to be aware of the Performance Bond that is necessary.

5. Adjournment – Acting Chairman Rust asked for any additional business, seeing none, asked for adjournment. *Heban motioned to adjourn; Sayre seconded; all Members agreed.* Meeting adjourned – 7:25 p.m.

Respectfully submitted



Kathy Shelt
Acting Secretary

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