

CITY OF ROSSFORD

Zoning Department

Planning Commission Public Hearing & Meeting

Agenda

March 13, 2019 – 7 p.m.

1. Call to order. Roll Call.
2. **Public Hearing – Midland Agency of Northwest Ohio Inc.** is requesting a Zoning Map Change of the following:
Parcel T68-400-100001009000 of 2.42 Acres and part (150 feet) of Parcel T68-400-100001010000 of approximately 1.1 acres which are both located between Crossroads Parkway and Simmons Road on the south side of South Compass Drive. The Petition is to change the Zoning Classification from PC - Planned Commercial to a Zoning Classification of PUD - Planned Unit Development for both parcels. **A request was made to use the meeting as an informal presentation of the project as all requirements of RMC1113 could not be met.**
3. Review minutes of the last meeting of December 12, 2018. Meeting scheduled for January 9, 2019 was cancelled.
4. Other Business. Short review - procedure on how Planning Commission actions are entered into the Municipal Code.
5. Adjournment.

NOTICE OF PUBLIC HEARING

CITY OF ROSSFORD

DATE OF PUBLIC HEARING: March 13, 2019

TIME OF SPECIAL MEETING: 7:00 PM

LOCATION OF SPECIAL MEETING: ROSSFORD COUNCIL CHAMBERS

133 OSBORN STREET, ROSSFORD, OHIO

The City of Rossford Municipal Planning Commission will hold a public hearing in accordance with Section 1114.08 of the Rossford Municipal Zoning Code on Wednesday, March 13, 2019 at 7:00 p.m., in the Rossford Municipal Building Council Chambers at 133 Osborn Street, Rossford, Ohio 43460 to consider the application of Midland Agency of Northwest Ohio Inc. Trustee, 401 Adams Street Toledo, Ohio 43604 to amend the zoning map of two (2) parcels of property.

Parcels to amend are 2.42 acres of parcel T68-400-100001009000, and approximately 1.1 acres that are part of parcel T68-400-100001010000. These parcels are located between Crossroads Parkway and Simmons Road on the south side of S. Compass Drive. The petition is to change the zoning classification from PC – Planned Commercial to a zoning classification of PUD – Planned Unit Development for both of the parcels.

The application pertinent to this hearing is available for viewing at the City of Rossford Municipal Building. Office hours are Monday through Friday from 9:00 a.m. to 5:00 p.m.

Mark G. Zuchowski , Zoning Department City of Rossford

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Planning Commission Hearing/Meeting PC Mtg # 2019 - 2 **DRAFT**

Wednesday, March 13, 2019

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approved
5-8-2019* (Ka)

The meeting was called to order at 7 p.m. by Member John Rust; Chairman Mayor Neil MacKinnon asked to be excused.

1. Roll call taken: Members present: Judy Heban
Melanie Nyland
John Rust
Tom Uhler
Mayor Neil MacKinnon, absent/excused
- Staff present: Mark Zuchowski, Zoning Inspector
Ryan Stautzenbach, Asst. Fire Chief

2. Public Hearing held for Midland Agency of Northwest Ohio Inc. who requested a Zoning Map Change of Parcel T68-400-100001009000 2.42 acres and Parcel T68-400-100001010000 part/150ft of approximately 1.1 acres, both located between Crossroads Parkway and Simmons Road, on the south side of South Compass Drive, from PC - Planned Commercial to PUD - Planned Unit Development. Member Rust called on Jerry Miller, Miller Diversified, Maumee, Ohio, to present. Miller explained the company had a R-3 Multi-Family Project planned behind Home Depot. He continued to explain due to Duke Realty working to purchase property in the same area; they decided to voluntarily offer to resend the Miller project and present this condensed version of the multi-family apartment project. Miller introduced Michael Dean. Together they spoke referencing a draft from the Master Plan being worked on, stated in part "... grow workforce ... attract new workers ... new household focus ... new housing ...". They felt this speaks directly to the need of housing since no new living developments have happened since the 1970s. They wanted to show that this product, which does not fit into regular zoning, has a good demand, and they were looking for guidance and feedback to help create energy needed. A lengthy discussion followed. Miller asked for a waiver to the 5 acre minimum site requirement. Dean stated this project would be based on market demand - one and two bedroom use with garages, green space, 60 units to start, targeting mixed use, mixed ages, resulting in limited pressure on the school system. Zuchowski stated in studying the standards of a PUD, this development as talked about would fit in a R-3 zoning; would need a waiver on density; entrance on Compass would need to be discussed as Harmon's Planned Industrial project is just down the road; and, what if the Master Plan has housing recommended elsewhere. Also, a 3-story facility would need elevators. JHeban had a concern if the property sold to new owners it could be anything. Miller responded with a PUD, it is locked into this plan, changes would have to come back to the Board; not so with R-3 zoning. Rust stated he would want a Special Use or PUD rather than not have anything there; rooftops are needed for new workers in the area. Uhler said the entire project has changed; wants to wait a few weeks for the Master Plan; and, a review of the roads. Nyland said traffic control will need to be looked at and asked how many offers Miller has had; Miller answered zero for this site. Nyland said this would be a good buffer as a Special

Use. Dean stated they wanted a review to see the temperament for the project. Zuchowski said Planned Commercial will require buffering and landscaping strips to achieve a campus setting; adequate parking is needed. Stautzenbach reiterated the fact that 3 stories need an elevator. Miller stated they will consider amending the zoning application for a PC with Special Use; requested a continuance; Michael Dean will be the contact.

3. Review minutes of the last meeting. *Uhler motioned to approve the minutes of December 12, 2018 as transcribed; Nyland seconded; all Members agreed; Motion carried.*

4. Other Business. Member Rust asked for additional business. Zuchowski said a procedure needs to be put into place to be sure decisions/recommendations made by the Planning Commission move onto City Council for discussion/adoption into law. In his research of past business, he noticed several things that need administrative follow-through and a path to enforcement.

Adjournment. Members agreed there was no additional business. *Uhler motioned to adjourn; Nyland seconded; all Members agreed. Meeting adjourned – 8 p.m.*

Respectfully submitted



Kathy Shelt
Acting Secretary

Planning Commission Meeting 3-13-2019

PC Mtg # 2019 - 2 ~~DRAFT~~

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5-8-2019
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