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Planning Commission Hearing & Meeting Wednesday, April 26, 2017

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

1. Roll call taken: Members present: Judy Heban

John Rust

Melanie Sayre

Tom Uhler

Neil MacKinnon, *absent/excused*

Staff present: Mark Zuchowski, Zoning Inspector

Josh Drouard, Fire Chief

Ryan Stautzenbach, Assistant Fire Chief

2. Public Hearing. Request from MRPI Properties LLC, 5252 Monroe Street, Toledo, Ohio 43623, for a change to the zoning text in the C-3 Core Commercial Zoning District to allow for restaurants with drive-up or drive-through facilities to be a "S - Special Use" in the C-3 Core Commercial District under RMC 1132.02 Matrix of Permitted and Special Uses. Zuchowski spoke to the subject of Marco's Pizza being interested in a drive up pickup window and the text currently does not allow restaurants to have these. He provided a map stating the change will be for our entire Core Commercial area from the bowling alley/gas station through the entire uptown to the railroad tracks. This change is to add restaurants as a Special Use which gives the Planning Commission the right to say no or work out details per request. Zuchowski also added that for this request, Walnut Street would become two-way, as discussed in the recommendation letter from the Chief of Police. Walnut is the only tree street not two-way to the alley adjacent to Superior Street - this would make that uniform. He continued to explain this would go to Council with a Planning Commission recommendation; then Marco's applies for a Special Use Zoning Permit and will show a site plan at that time. Michael Jaymes, of Marco's, stressed the window is only for pickup; there will not be a case of cars stacking up. Uhler questioned the amount of cars that could have room to wait. Jaymes said approximately four. JHeban was reviewing a drawing and questioning the movement of cars about the site, and asking the difference between drive up and drive through wording of the text. Jaymes stated it will be setup as a pay and go; if the order is not done, they will pay and park in the new parking area created by the property purchased next door, with overflow on Superior Street. Zuchowski reiterated this meeting is for a Zoning Text Change with details of the site to come later when Marco's actually requests a Special Use. Jaymes said they actually have closed on the house that he wishes to tear down to complete the site renovations. If things do not pass, he will just rent out the home. His plan was to upgrade and level the front concrete and upgrade lighting to make the area look wonderful. Sayre said the wording is a play on words, both being similar. JHeban verified that if approved the Members can restrict various requests. Zuchowski stated the Special Use gives the right to add restrictions. Uhler asked about green space for the site.

Zuchowski said if there is a parking lot in C-3, green space is required and will be shown on the site plan. Rust asked the audience for any questions. Mildred Corey, 425 Superior Street - next to the house that will be torn down, is concerned about light from cars turning into the site off the alley. She would like a privacy fence in place of the partial chain link fence to help block lights from shining on her home. Jaymes said he would be reviewing that with the site plan. *JHeban motioned to approve the Zoning Text change in C-3 Core Commercial; Sayre seconded the motion; all Members voted in favor, except MacKinnon who was absent; Motion carried.*

3. Review minutes of the last meeting. Acting Chairman Rust asked for a motion to approve minutes from March 29, 2017. *Sayre motioned to approve minutes as presented; Uhler seconded; all Members voted in favor; Motion carried.*

4. Other Business. JHeban again asked for a deadline on the Baumgartner property roof re-do; concerned about occupancy; and wants the old garages taken down. Zuchowski said the Administration can set a deadline; no deadline was given; and he prefers to discuss the situation with the owner. He also said the County gives an occupancy permit to sell, rent or use. He also said we are coming into good Spring weather and will discuss with Baumgartner his plans; inside contractor work has been happening. Mildred Corey asked the Members which property was being talked about - asked and answered. Zuchowski said the next Planning Commission meeting will be May 10th for a request to approve the final site plan for Denver/American (new name) Florist. Also there will be an informal presentation from Rossford Schools for the new bus garage on Mandell Road at the Glenwood School site. Sayre said the bus entrance will be where the tennis courts are and a traffic study is being done. Zuchowski said the hotel will have a final site plan; there are storm water issues. Uhler asked about the progress and explanation of the Harmon Business Park road. Zuchowski said Harmon has put it out for bid; will construct it; dedicate it back to the City; the City will plow and maintain it. Uhler also asked what the next step for this Zoning Text Change is - Zuchowski said it needs to be passed by Council; Marco's will need to apply for a Zoning Special Use; the final approval for the permit can be on May 10th.

5. Adjournment. Acting Chairman Rust asked for any additional business, seeing none, asked for adjournment. *JHeban motioned to adjourn; Sayre seconded; all Members agreed.* Meeting adjourned – 7:45 p.m.

Respectfully submitted



Kathy Shelt
Acting Secretary

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