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CITY OF ROSSFORD

Zoning Department

Planning Commission Public Hearing & Meeting

Agenda

May 8, 2019 – 7 p.m.

1. Call to order. Roll Call.
2. **Zoning Map Change Request Public Hearing** – Whitson Properties, LLC., P.O. Box 1104, Findlay, has applied to amend the zoning map of part of one (1) parcel of property. The partial parcel is approximately .655 acres of parcel T68-300-260101010500. This partial parcel is located north of Buck Road between Lime City and the Interstate I-75 interchange. The petition is to change the zoning classification from C-2 Business Office Commercial to a zoning classification of C-4 Interstate Commercial.
3. Continuation of the Informal Presentation from Midland Agency of Northwest Ohio Inc. Trustee, 401 Adams Street Toledo, Ohio 43604
4. Informal presentation from Don Staczek.
5. Review minutes of the last meeting of March 13, 2019.
6. Adjournment.

Planning Commission Hearing/Meeting PC Mtg # 2019 - 3
Wednesday, May 8, 2019

FINAL
DRAFT
Approved
5-29-2019
[Signature]

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

1. Roll call taken: Members present: Judy Heban

John Rust

Melanie Nyland, excused/recovering-surgery

Tom Uhler, waited for quorum/excused/conflict

Mayor Neil MacKinnon

Staff present:

Mark Zuchowski, Zoning Inspector

Josh Drouard, Fire Chief

2. **Public Hearing - Chairman MacKinnon called on Kyle Tucker, Attorney representing Whitson Properties LLC, Findlay, Ohio. He explained the request for a Zoning Map Change for a partial parcel, .665 acres of T68-300-260101010500, located north of Buck Road between Lime City Road and the I-75 interchange.** He wishes to combine the parcel with 1.06 acre parcel to eliminate split zoning; piece is surrounded by C-4. The petition is to change from C-2 Business Office Commercial to C-4 Interstate Commercial. He continued to explain the request is consistent with the plan to be C-4 use related to highway purposes; is asking for recommendations for approval and for moving onto City Council for their approval. *Chairman MacKinnon requested audience comments; seeing none, asked for a motion. Rust motioned to approve the zoning change from C-2 to C-4; JHeban seconded the motion; all Members agreed; Motion carried.*

3. **Continuation of the Informal Presentation from Midland Agency of Northwest Ohio Inc. Chairman MacKinnon called on Michael Dean, representing Miller Diversified.** Dean explained initially the project was presented as a PUD - Planned Unit Development; now, it is clearer that a better fit would be as a Special Use. It was verified two elevators total will be included in the two buildings, each having three floors. Fire Chief Josh Drouard stated that would be acceptable to the Fire Department. Zuchowski stated he wanted the layout to be a campus setting with landscape and facade embellishments. JHeban thought this was waiting until the Master Plan was complete. Dean is confident the plan will complement the area and nothing has been updated on the Master Plan. MacKinnon noted the elevator issue has been resolved. Rust said this was a fine plan, no zoning change is needed, and it is in Miller property area. Jerry Miller added Miller will be the developer and in control; and the project will be market rate. Dean wanted comments and ideas from the group before completing the drawings; he feels it is a good area; he will do formal plans for the project. MacKinnon said a meeting with them will be set up within the week.

4. **Informal presentation - Don Staczek.** Staczek presented his ideas for the 250-acre piece of property between Lime City Road and Glenwood Road. He feels with the micro-neighborhoods surrounding the area and homes needed for new jobs coming to the area, it would be an ideal spot for residential subdivisions; planned in phases. Zuchowski

said it is zoned for commercial use not residential. Chairman MacKinnon said it has been shown to multiple developers who say the costly infrastructure is not there. MacKinnon added the City does not own the property; industrial business was interested in the area; and Glenwood and Mandell are in another jurisdiction. Staczek said assistance from various entities will need to be investigated sooner or later.

5. Review minutes of the last meeting. *Rust motioned to approve minutes of March 13, 2019; JHeban seconded; all Members agreed; Motion carried.*

6. Adjournment. *Members agreed there was no additional business. JHeban motioned to adjourn; Rust seconded; all Members agreed. Meeting adjourned – 7:45 p.m.*

Respectfully submitted



Kathy Shelt
Acting Secretary

Planning Commission Meeting 5-8-2019
PC Mtg # 2019 - 3 ~~DRAFT~~

*FINAL
approved
5-29-2019
KS*

NOTICE OF PUBLIC HEARING

CITY OF ROSSFORD

DATE OF PUBLIC HEARING: MAY 8, 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, May 8, 2019 at 7:00 p.m., in the Rossford Municipal Building Council Chambers at 133 Osborn Street, Rossford, Ohio 43460 to consider the application Whitson Properties, LLC., P.O. Box 1104, Findlay, to amend the zoning map of part of one (1) parcel of property.

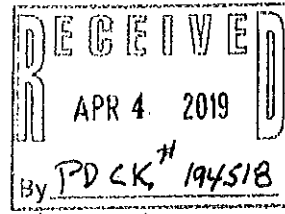
The partial parcel to amend is approximately .655 acres of parcel T68-300-260101010500. This partial parcel is located north of Buck Road between Lime City and the Interstate I-75 interchange. The petition is to change the zoning classification from C-2 Business Office Commercial to a zoning classification of C-4 Interstate Commercial.

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

To be published in the Bowling Green Sentinel.

**MUNICIPAL PLANNING COMMISSION
CITY OF ROSSFORD OHIO**



HUNTINGTON

Application for Zoning Map Change

Date: 4/4/2019

Application/Permit No; ZMC19.01

Fee: \$ 500.00

We, the undersigned of the following described properties do hereby petition to change the zoning map/classification of the said properties located at:

Legal Description: See attached.

Parcel No.'s: T68-300-2601-01-010-500 (part)

Request zoning map change from current classification of C-2 Business Office District
to a zoning classification of C-4 Interstate and General Commercial District

Property Owners:

Name: Whitson Properties, LLC Address: P.O. Box 1104, Findlay, Ohio 45839

Signature: [Signature] Phone: 419-306-4031 Email: whitsonian@yahoo.com

Name: Attorney for applicant Address: _____

Signature: _____ Phone: _____ Email: _____

Option Holders:

Name: _____ Address: _____

Signature: _____ Phone: _____ Email: _____

**CITY OF ROSSFORD
WOOD COUNTY, OHIO
MUNICIPAL PLANNING COMMISSION**

IN RE:

WHITSON PROPERTIES, LLC
P.O. Box 1104
Findlay, Ohio 45839

**APPLICATION FOR ZONING MAP
AMENDMENT**

Prepared by:
Kyle D. Tucker
Lane D. Williamson
EASTMAN & SMITH LTD.
One Seagate, 24th Floor
P.O. Box 10032
Toledo, Ohio 43699-0032
Telephone: (419) 241-6000
Facsimile: (419) 247-1777
kdtucker@eastmansmith.com
ldwilliamson@eastmansmith.com
Attorneys for Applicant

Now comes Whitson Properties, LLC (hereinafter "Whitson"), by and through the undersigned counsel, and pursuant to Section 1114.04 of the City of Rossford's Planning and Zoning Code ("Zoning Code"), does hereby submit the following material in support of its application for zoning map amendment.

INFORMATION REQUIRED BY SECTION 1114.04 of the Zoning Code:

- a. The name, address, and phone number of the applicant.

The applicant is:
Whitson Properties, LLC
Attention: John Whitson
P.O. Box 1104
Findlay, Ohio 45839
Telephone: (419) 306-4031

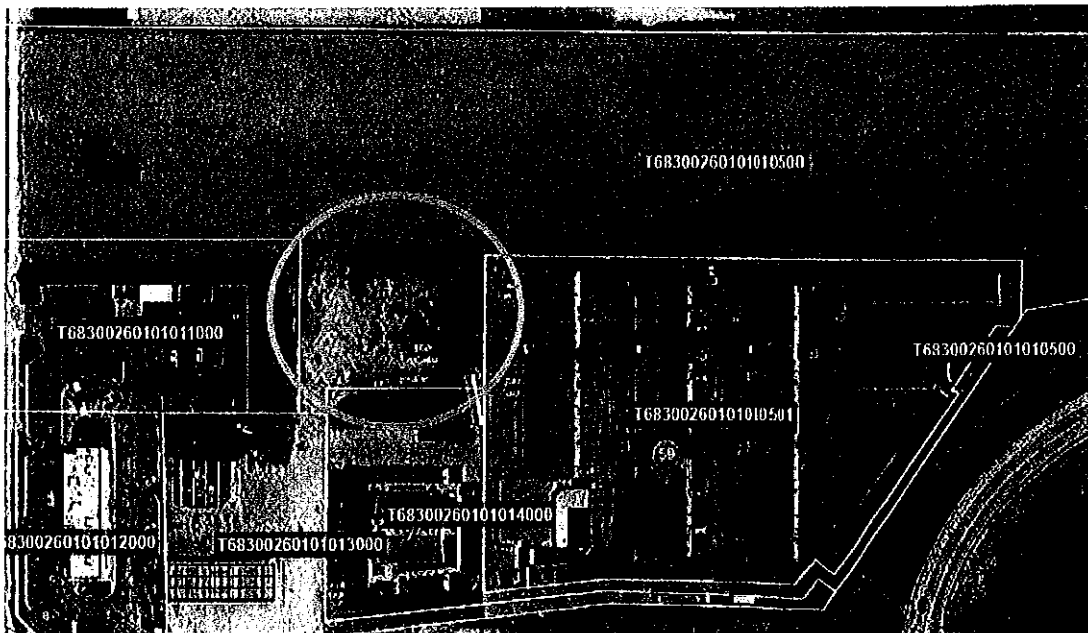
Contact:
Kyle D. Tucker
Lane D. Williamson
EASTMAN & SMITH LTD.
One Scagate, 24th Floor
P.O. Box 10032
Toledo, Ohio 43699-0032
Telephone: (419) 241-6000
Facsimile: (419) 247-1777
kdtucker@eastmansmith.com
ldwilliamson@eastmansmith.com
Attorneys for Applicant

b. The proposed amending Ordinance.

See Exhibit A attached hereto.

c. A statement of the reason(s) for the proposed amendment.

The real property involved in this request is the approximately 0.655 acres portion of land circled in yellow below (the "Subject Property") that is a part of Wood County Parcel No. T68-300-2601-01-010-500. Parcel No. T68-300-2601-01-010-500 is irregularly shaped and its use (agricultural) is not consistent with the use of the Subject Property.



Whitson Rossford, LLC is the owner of the adjoining real property that is identified as Wood County Parcel No. T68-300-2601-01-014-000. Whitson desires to split the Subject Property from Parcel No. T68-300-2601-01-010-500 and combine it with Parcel No. T68-300-2601-01-014-000. This application is submitted so that the zoning for the planned combined parcel will be uniform. As such, Whiston requests that the Subject Property be zoned C-4 Interstate and General Commercial District.

d. Present use.

The surrounding area is near the major interchange of I-75 and is used primarily to serve the transient motoring public. The Subject Property is currently a vacant lot that is used as ancillary, spill-over parking for the adjacent Denny's diner.

e. Present zoning district.

Based on the City's Zoning Map, the Subject Property is located in the C-2 Business Office District.

f. Proposed use.

Whitson does not intend to change the current use of the Subject Property. The use is consistent with the surrounding area and will not change the general make-up or essential character of the same.

g. Proposed zoning district.

C-4 Interstate and General Commercial District.

h. A vicinity map at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Inspector may require.

See Exhibit B attached.

i. A list of all property owners and their mailing addresses who are within contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and the others

that may have a substantial interest in the case, except that addresses need not be included where more than ten (10) parcels are to be rezoned.

See the list of Adjacent Property Owners attached hereto as Exhibit C.

j. A statement on the ways in which the proposed amendment relates to the comprehensive plan.

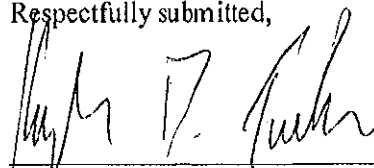
The Subject Property is located near the intersection of Buck and Lime City Roads. Based on the Long Range Land Use Plan in effect, the area is recommended to serve local needs and highway user needs. Specifically, the highway-commercial uses should contain sufficient land area for development in depth and should be designed with adequate parking. As provided above, the Subject Property will continue to serve the transient motoring public. The proposed amendment is compatible with existing land use, will not change the general make-up of the surrounding area, and is consistent with the comprehensive plan.

k. A fee as established by Council.

See check in the amount of \$500.00 along with the Application for Zoning Map Change.

WHEREFORE, Whitson Properties, LLC respectfully requests that the City of Rossford approve its application for the amendment to the City's Zoning Map and zone the Subject Property C-4 Interstate and General Commercial District.

Respectfully submitted,



Kyle D. Tucker
Lane D. Williamson
EASTMAN & SMITH LTD.

Attorneys for Applicant

Exhibit A

ORDINANCE # _____

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP, CITY OF ROSSFORD WHEREBY PART OF WOOD COUNTY PARCEL NO. T68-300-2601-01-010-500 IS REZONED FROM C-2 BUSINESS OFFICE DISTRICT TO C-4 INTERSTATE AND GENERAL COMMERCIAL DISTRICT AND DECLARING AN EMERGENCY.

WHEREAS, the City of Rossford received an application from the property owner for a zoning map change to amend the zoning classification for part of parcel no. T68-300-2601-01-010-500 from C-2 Business Office District to C-4 Interstate and General Commercial District (the "Application");

WHEREAS, the Application was submitted to the City's Planning Commission. After the required notice, the Planning Commission held a public hearing and recommended to Council that the Application be granted;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Rossford, Ohio as follows:

SECTION 1. That the Application is approved and part of parcel no. T68-300-2601-01-010-500 is hereby rezoned from C-2 Business Office District to C-4 Interstate and General Commercial District. The zoning code and maps shall be modified to reflect the rezoning of the properties in accordance with this Ordinance.

SECTION 2. All prior ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance is hereby declared to be an emergency measure necessary to the health, safety and welfare of the citizens of the City of Rossford, Ohio and therefore this ordinance shall take effect and be in force immediately upon its passage and approval.

PASSED: _____ 2019



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 18-0282A

LEGAL DESCRIPTION
Whitson Rossford, LLC

0.655 Acre

Situated in the City of Rossford, County of Wood, State of Ohio, and being a part of the NW1/4 of Section 26, Township 3, United States Reserve, a tract of land bounded and described as follows:

Commencing at a 1" iron pin found in a monument box found marking the southwest corner of the NW1/4 of said Section 26;

thence along the south line of the NW1/4 of said Section 26, S88°11'58"E a distance of 371.00 feet to the intersection of a southerly extension of the west line of a 1.068 acre tract of land conveyed to Whitson Rossford, LLC in OR 3221, Page 1082 of the Wood County Official Records with the south line of the NW1/4 of said Section 26;

thence along a southerly extension of the west line of said 1.068 acre tract, also being the east line of a 1.191 acre tract of land conveyed to Whitson Rossford, LLC in OR 3221, Page 1082 of the Wood County Official Records N00°11'23"W a distance of 258.14 feet to a mag nail found marking the northeast corner of said 1.191 acre tract and being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning and along the north line of said 1.191 acre tract also being the south line of a 9.176 acre tract of land conveyed to Whitson Properties, LLC in OR 3543, Page 416, and OR 3543, Page 420 of the Wood County Official Records S89°48'41"W a distance of 40.00 feet to a 1/2" iron pin found marking the southeast corner of a 1.148 acre tract of land conveyed to McDonald's Real Estate Company in OR 2753, Page 719 of the Wood County Official Records;

thence along the east line of said 1.148 acre tract also being a west line of said 9.176 acre tract N00°11'36"W a distance of 175.00 feet to an iron pin set marking the northeast corner of said 1.148 acre tract;

thence N89°48'41"E a distance of 209.67 feet to an iron pin set on an east line of said 9.176 acre tract also being a west line of a 3.651 acre tract of land conveyed to Rossford Nights, Inc. in Volume 706, Page 975 and Volume 706, Page 994 of the Wood County Deed Records;

thence along said east and west lines S00°12'05"E a distance of 127.00 feet to a 1/2" iron pin found marking a southeast corner of said 9.176 acre tract also being the northeast corner of said 1.068 acre tract;

thence along the south line of said 9.176 acre tract, and the north line of said 1.068 acre tract S89°48'41"W a distance of 169.68 feet to a 1/2" iron pin found marking the northwest corner of said 1.068 acre tract also being a corner of said 9.176 acre tract;

thence along the west line of said 1.068 acre tract, and being an east line of said 9.176 acre tract S00°11'23"E a distance of 48.00 feet to the Principal Point of Beginning, and containing 0.655 acre of land, more or less, subject however to all prior easements of record.

Wood County Official Records: Whitson Properties, LLC, OR 3543, Page 416, OR 3543, Page 420

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

NOTE: The above described parcel contains 0.655 acres of Parcel No. T68-300-2601-01-010-500

NOTE: The above described parcel is based on a field survey performed by Peterman Associates, Inc. on August 31, 2018 under the direct supervision of Nick E. Nigh, PS# 7384.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates, Inc.

Date: 10-12-2018

