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## Planning Commission Public Hearing/Meeting Wednesday, May 11, 2016

The meeting was called to order at 7:05 p.m. by Chairman Mayor Neil A. MacKinnon III.

1. Roll call taken: Members: Mayor Neil MacKinnon, Chairman  
Judy Heban  
John Rust  
Melanie Sayre  
Tom Uhler  
Staff: Mark Zuchowski, Zoning Inspector  
Mike Scott, City Administrator  
Kevin Heban, Law Director

### 2. Public Hearing - Chairman MacKinnon opened the hearing:

**Special Use Permit** - application from Barney's Convenience Mart for a parking lot, adjacent to the existing service station located at 28311 Crossroads Parkway, Rossford, on a 1.84 acre parcel T68-400-030000013000, in PC Planned Commercial zoned district.

Chairman MacKinnon called on Zoning Inspector Mark Zuchowski to explain the request. Zuchowski provided some history on the 795 corner business: originally a stand alone parking lot had been requested and turned down as not proper in a PC district; in 2000, a Special Use Permit was added for the Convenience Mart and Car Wash. He also stated the PC district currently does not allow for stand alone or truck parking lots. He read a portion of the Mannik & Smith review letter (available for review) which stated the standards that the Planning Commission Members are challenged with upholding.

Jerry Parker, Attorney, One Seagate, Downtown Toledo, along with Barney's General Manager Jim Sutphin, and employee Jim Richards, proceeded to defend the parking lot request. Parker stated he strongly disagrees with the assessment provided by the Zoning Inspector and proceeded to state many points which opened the discussion (notes and cassette tape are on file for review) that resulted in several conditions for request approval. A review of the permit for the car wash was looked at; showing the 35 ft. roadway around the back to allow trucks to process and move. Parker continued to defend explaining this is not going to be detrimental to anyone and it is actually an amendment to the Special Use Permit to add this newly purchased area to aid the congestion of truck/traffic movement; Kevin Heban pointed out any possible conditions as points were discussed. Jim Richards, employee of Barney's, 415 Superior Street, Rossford, discussed the day-to-day procedure, stating the lot improvement will only

make things better for customers and community, facilitating better parking and better traffic flow. A summary of the **conditions**: follow Mannik & Smith Group review of Special Use Standards, Review Standards, and Recommendations; no parking for any extended length of time - ½ hour to 1 hour maximum, no overnight parking, no extended stay parking; signs displaying parking rules; supervision and enforcement by off-duty (Rossford) police with 24/7 monitoring; landscaping and maintenance of the area; impervious lot with concrete curbs and sidewalks with proper base, grade, and thickness; controlling diesel leaks and cleanup of fuel and oil as to not allow drainage into storm water areas, with EPA monitoring; and, if any violations of the above conditions occur, the Special Use Permit can be revoked. Chairman MacKinnon asked for any additional conditions before the vote. Having heard none, Chairman MacKinnon asked for a motion. *Rust motioned to accept the Special Use Permit amendment to add this parking area with conditions as previously mentioned with input from all including Kevin Heban; Sayre seconded the motion; all Members in favor; motion carried.* Chairman MacKinnon thanked them and offered his appreciation for their investment in Rossford.

**3. Final Site Plan Review** - by Total Sports on proposed construction of an air support soccer dome, 80,000 square feet. The dome will be located behind the facility (former Gold Medal Indoor Sports) at 10020 South Compass Drive, Rossford.

Chairman MacKinnon called on George Oravec, Consulting Engineer, 2807 West Course Road, Maumee, Ohio 43537, to provide an update on the project. Oravec stated they are asking for final approval of the site plan, and the plans include all the additional Mannik & Smith requirements that they were requesting, including a complete set of construction plans identifying the grading, the design of the entire site, and the SWPP permit required for affecting more than 1 acre. Zuchowski stated there is a May 10th Mannik & Smith letter with additional requirements. Oravec said they have not yet received it. An extra copy was provided to him - upon a quick review, he said they would be able to comply with the requirements. There was a lengthy discussion, with owner Tony Moscone, and Oravec, explaining the various types of bathrooms and their location at the facility, as well as the 8 inch sanitary sewer servicing them, and the cleaning procedure. Chairman MacKinnon asked for comments from the audience. Heard from Kenneth James Kinker, 9734 Deimling Road, Perrysburg, who stated the dome directly impacts him, he is not pleased, and wants to be bought out. Heard from Mary Barber, same address and mother of Kenneth, stated similar comments. Heard from Amy Marshalko, 28015 Lime City Road, Perrysburg, who defended the Kinker/Barber property as being unusable to anyone else and encouraged a forced buy out. She also discussed flooding problems on her property and wonders what will happen to the storm water once the dome is in place. Judy Heban said she is listening to what the audience said but stated the Planning Commission is not in a position to force someone to buy property. Zuchowski stated the landscaping plan addresses their property. Oravec discussed the distance that the dome is away from their property and also that a portion of

their barn is on the dome property. *MacKinnon motioned to approve the Final Site Plan with conditions; Uhler added the conditions are what is contained in the Mannik & Smith letter (available for review) and adding landscaping.* The discussion continued. *Sayre suggested better information on the bathrooms be provided; Uhler asked that storm water calculations on runoff be added, and curbed parking;* Mike Scott stated if the review is passed tonight conditionally, he will put together a meeting with all involved to iron out the issues; *MacKinnon reminded the Members that there is a motion on the table and asked for a second - Rust seconded the motion adding all conditions mentioned; all Members agreed; motion carried.* MacKinnon thanked them for their commitment.

**4. Old/New Business.** Judy Heban had a list of some past projects she wanted a review on - asking whether or not they were in progress. Rust asked for some clarification on the bids the Rossford Schools had in the newspaper and which driveways were going to be repaired.

**5. Review minutes of the last meeting.** Chairman MacKinnon asked for motion to approve minutes from March 9, 2016. *Judy Heban motioned to approve minutes as presented; Sayre seconded motion; all Members in favor; motion carried.*

**6. Adjournment** – MacKinnon asked for any additional business, seeing none, asked for adjournment. *Rust motioned to adjourn; Judy Heban seconded; all Members agreed.* Meeting adjourned – 8:20 p.m.

Respectfully submitted



Kathy Shelt  
Acting Secretary

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