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## **Planning Commission Public Hearing/Meeting Wednesday, July 20, 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  
Kevin Heban, Law Director  
Dan Wagner, Councilman  
Greg Marquette, Councilman

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

**Zoning Map Change -**

- a) A request from NAI Harmon Group for one parcel totaling 87.7 acres, located on the west side of Lime City Road between Bass Pro Boulevard and Deimling Road, be changed from Zoning Classification PC Planned Commercial to PI Planned Industrial. Chairman MacKinnon called on Dallas Paul, Maumee, Ohio 43537, to explain the request. He explained that doing this will allow flexibility from a use standpoint which requires a planned business park. It will be worth \$75 million and provide 500 new jobs with 10 different users. Rust stated this was discussed at last month's meeting. Uhler asked about new infrastructure and traffic patterns for light industrial. Dallas explained there would be light industrial and distribution users with some semi traffic, but not 24/7; potential users will be 20,000-40,000 sq. ft. to accommodate truck traffic in a pleasant matter with architectural plans and standards; there will be three entry ways off Lime City Road for emergency use; the main drive is off Bass Pro Boulevard. Chairman MacKinnon opened the discussion to the audience: Paul Sieben, Ottawa Hills, stated he owns property on the corner of Bass Pro Boulevard, and feels it is premature to do approval of a zoning change without seeing architectural plans, and recommends no action be taken. Zuchowski stated it is not unusual to request a zoning change prior to purchasing development property. Dallas explained they have been involved in several similar developments; take a great deal of pride in their plans and standards to bring quality developments that fit the uses and what they envision; and will deliver that to Rossford. They need to have zoning, plans and standards in place so that all the users know what their neighbors will look like. Chairman MacKinnon stated this is the first step to kick start this project; it has been well publicized; the developer is well known as well as

their track record for excellence; he recommends approval. Councilman Dan Wagner questioned the use of Lime City Road vs Crossroads Parkway, stating that Lime City Road needs to be upgraded to support truck traffic; adding that the Crossroads base is not structured for that type of traffic. Chairman MacKinnon stated that was not his understanding in regards to the road construction. Rust stated the original part of the Crossroads is already Planned Industrial. Uhler stated that he believed Wagner was correct on the pavement construction. Chairman MacKinnon asked for any additional comments before the vote. Paul Voska, Mandell Road, questioned numbers of possible jobs comparing that to what the Casino published for their establishment; and wanted to know details on the businesses planned for the development. Chairman MacKinnon defended the Casino stating they are a huge contributor and supporter of our business association and have brought nothing but good to our community. Dallas stated for confidentially reasons he cannot provide the details of the businesses but assured that jobs and manufacturing planned for there would make us proud to have them made in the City of Rossford. Uhler asked if the type of traffic from this development requires additional pavement thickness would the developer be involved financially. Chairman MacKinnon suggested TIF funds for that. Dallas stated his understanding is the Crossroads infrastructure is constructed to take care of heavy transport traffic, part of the reason the site was chosen was because the infrastructure was already in place to access the site. Kevin Heban stated there are load limits there; if vehicles are in excess, the Police will enforce and ticket. Michael Larimer, Bruns Drive, Rossford, commented this will affect the grade school out there and the safety of kids. Dallas stated the intersections are fully established. Judy Heban verified that this is not for heavy industrial. Again Chairman MacKinnon asked for any other comments, having heard none he asked for a motion. *Rust motioned to recommend the change for PC to PI for the 87.7 acres; Sayre seconded the motion; all Members in favor; motion carried.* Chairman MacKinnon thanked them and offered his appreciation for their investment in Rossford.

- b) A request from the Brossia property, two parcels totaling 30.73 acres on the west side of Lime City Road, to be changed from Zoning Classification A Agriculture to PI Planned Industrial. Chairman MacKinnon called on Lane Williamson, Seagate, Toledo, Ohio, present on behalf of the owners, to introduce. He said Mike Michinski/Trainco is looking to purchase this property for his truck training facility and test site. He said the property was Agricultural in the Township; and since the property was annexed to the City of Rossford in 2015, the owners are looking to change it to Planned Industrial. Michinski explained the company is now located on Oregon Road, but previously was located in the Hunger Complex, in Rossford, which they had outgrown. He continued to discuss and explain their need for more space to provide testing, physicals, certification cards, endorsements, fingerprinting, and classroom facilities. Many topics were discussed at great length including amount of vehicles and truck traffic in and out of the property, partnerships with other companies, buildings and impervious pavement plans that would be addressed on a future site plan, as well as a traffic study that may be needed. The discussion continued on authority/responsibility of

roadway repair, load limits, traffic patterns, ditch and drainage issues, and public water for the site. Nearly two dozen residents and property owners along Lime City Road spoke, some multiple times, mostly as to why they felt something else should be done with the property and the need for Lime City Road to be repaired to make it safer. Eunice Rinker, Wales Road, spoke to the Township residents on the fact that the property they all live on was originally farmland and through the years the need arises for those property owners to sell their land resulting in nothing remaining the same. Chairman MacKinnon asked Kevin Heban for clarification. Kevin Heban stated this is a Zoning Change not a site plan approval; and, you can require the developer to improve the street. Chairman MacKinnon stated there are plenty of checks in place - does not mean anyone can go in and do whatever they want. Rust stated we are fully aware that Lime City Road is a poor excuse for a highway in winter and summer - it is a main corridor between North and South Rossford, it needs to be more. Chairman MacKinnon agreed. Brian McMahan, West South Boundary, Perrysburg, Ohio, stated he has a long working relationship with the City of Rossford and has developed similar projects. He offered an opinion that this property is not a residential piece of property. It backs up to the expressway making it a showcase for this business which would be a least intensive traffic generator than a residential subdivision; also companies pay taxes that will provide revenue for the improvement of the road. Williamson stated they are committed to comply with the site plan review process. Chairman MacKinnon explained this is a Zoning Change not a vote on a company locating there, and received Kevin Heban's agreement on that statement and a brief explanation of the two processes. *Rust motioned to approve the zoning change from Agriculture to Planned Industrial for the Lime City Road property, clarifying any further development plan would need to appear before the Planning Commission; Sayre seconded the motion; all Members in favor; motion carried.*

### **3. Preliminary Site Plan Review -**

- a) **Soccer Centre Owners LTD**, one parcel on Bass Pro Boulevard between Lime City Road and Crossroads Parkway. Chairman MacKinnon called on George Oravec, Engineer for the project, West Course Road, Maumee Ohio. Oravec stated the reason they are here for a reapproval is due to additions were made to the site plan from the very first time they were here. The outdoor soccer facility changes in the rear of the property were not shown on the original. And, the detention originally was thought to be able to go into the large pond but they do not have an outlet secured for that parcel. The water level is so high it would backflow into the site. He stated they worked with Mannik & Smith and will be taking the storm water into the pond on the south side; and, they also concur with all the Mannik & Smith conditions and are asking for approval of preliminary plans subject to all engineers recommendations. The owners of the project requested a variance for the height of the dome. It will be higher than 75 ft., similar to the other facility. Uhler said the Fire Chief will need to review. Oravec said the Fire Chief will be examining the fire protection. Engineering, building, and architectural plans are nearly completed and will be submitted to the Zoning

Inspector. The next time they appear here it will be for final approval. Sayre has a concern with the number of parking spaces and landscaping buffer requirement. Uhler is concerned with the lighting plan and team buses being able to maneuver on the property. Judy Heban is reminding the need of a Performance Bond from the contractor. And, there was a discussion of proper restrooms on the property Chairman MacKinnon asked for comments from the audience. Paul Sieben, Forestview Drive, Ottawa Hills, stated he is concerned that the City would consider this with an inadequate plan; and, he is concerned with trespassing onto his property from the soccer fields. Heard from Amy Marshalko, Lime City Road, Perrysburg, who stated the storm water is a concern; there is a drainage problem with Dry Creek. Rust stated the City Administrator could help with the drainage; could allow an easement. Oravec said alot of these issues will be on the detailed engineer plans. Brian McMahon, West South Boundary, Perrysburg, stated he represents Paul Sieben who is an original investor in the Crossroads. The planning is too far along for there to be any opposition to the project. They just thought it wasn't going forward and does ask that the developer be sensitive to their neighbor. He also asked the Mayor and Administration to resurrect property owner meetings. It was very positive when the Crossroads was being developed. *Rust motioned to approve the Preliminary Site Plan based on Mannik & Smith recommendations and corrections, and to resolve the issue with the detention pond; Sayre seconded the motion; all Members agreed, except MacKinnon who voted No; motion carried. Rust motioned to allow the additional height variance; Sayre seconded the motion; all Members agreed except Heban who voted No; motion carried.*

- b) **Barney's Convenience Mart Truck Parking Area**, 1.84 acre parcel at 28311 Crossroads Parkway. Chairman MacKinnon looked to Zuchowski who noted that there is no representation from Barney's Convenience Mart for the truck parking lot, and he has not received the site plan. He suggested rescheduling until the second Wednesday in August. **Next meeting will be August 10, 2016, 7 p.m.**

**4. Old/New Business.** Sayre asked for a review of Rossford Schools Glenwood plans and expectations. She will call Linda Amos from Poggemeyer. Uhler is concerned with the turning radius of the drive, noting the north drive appears to be repaved. Councilman Greg Marquette did verify the north approach is done; the south is not done.

**5. Review minutes of the last meeting.** Chairman MacKinnon asked for motion to approve minutes from June 8, 2016. *Uhler motioned to approve minutes as presented; Sayre seconded the motion; all Members in favor; motion carried.*

**6. Adjournment** – MacKinnon asked for adjournment. *Uhler motioned to adjourn; Judy Heban seconded; all Members agreed.* Meeting adjourned – 9:45 p.m.

Respectfully submitted

Kathy Shelt  
Acting Secretary



Planning Commission Meeting 7-20-2016

# Planning Commission

## Meeting Attendance

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**PLEASE PRINT**

Name	Address/Phone (Best Contact Information)
TOM WARNS	9311 MANDALL RD PERRYSBURG
HELEN WARNS	" " " "
GEORGE V. ORANEZ	BASS FEO BLVD 419-666-7972
Deborah L. Vaughn	2915 Lime City Rd. Perrysburg
Gail WARTON	Hufford Rd
Robert + Jim Fuller	29 - Lime City Rd Perrysburg
Carol Stephens	N. Side St Perrysburg
PAUL SIEBEN	4569 FORESTVIEW DR. OH 43615 419-392-6880
Ray Huber	2429 W. RIVER 419-878-4940
Lane Williamson	One Seneca Talent, Ohio 247-1808
Richard AVALOS	2892 Lime City Rd Perrysburg, OH 43551 419-297-2862
JACK AMY MIELKE	29222 Lime City Perrysburg OH 43551 4192066925
Amy Marshalko	28015 LIME CITY 419 Perrysburg, OH 43551 260-0064
Fred + Nancy Giamco	29110 Lime City Rd P-Burg
Geoffrey WASHIC	29146 Lime City Rd Perrysburg OH 43551
Crippie Kobylak	9351 Mandelka Rd Perrys 43551
PHILLIP L. GRAMER	29219 Lime City Rd PBURG 43551

