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CITY OF ROSSFORD
Zoning Department

Planning Commission Meeting & Hearing
Agenda

September 12, 2018 – 7 p.m.

1. Call to order. Roll Call.
2. **Public Hearing** - Request for Special Use Permit for William Jendruch
634 Marilyn Road, Rossford, to allow the construction of an accessory
structure with a height greater than 16ft.
3. **Preliminary Site Plan Review** - Clover Residential Development at the
southeast corner of Simmons Road and Deimling Road.
4. Continue discussions on rules/regulations of amendments to Zoning Code.
5. Review of minutes of last meeting – August 8, 2018.
6. Other Business.
7. Adjournment.

CITY OF ROSSFORD
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Rossford, OH 43460

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NOTICE OF PUBLIC HEARING

Pursuant to Rossford Municipal Code Section 1112.02, this Notice is given that the Planning Commission for the City of Rossford will hold a public hearing as follows:

DATE OF PUBLIC HEARING: September 12, 2018

TIME OF SPECIAL MEETING: 7:00 PM

LOCATION OF SPECIAL MEETING: **ROSSFORD COUNCIL CHAMBERS**
133 OSBORN ST., ROSSFORD, OHIO

PURPOSE OF SPECIAL MEETING: **The City of Rossford, Ohio Municipal Planning Commission will hold a public hearing in accordance with section 1112.02 of the Rossford Municipal Code On Wednesday, September 12, 2018 at 7:00 PM in the Municipal Building at 133 Osborn Street, Rossford, Ohio 43460 to consider the application from William Jendruch, 634 Marilyn Rd, Rossford Ohio, 43460 (parcel T68-300-760206046000) which lies within a R-1B Medium Density Single Family Residential Zoned District for a special use permit that will allow the construction of an accessory structure with a height greater than 16 feet.**

The application pertinent to this hearing is available for viewing at the City of Rossford Municipal Building. Office hours are Monday through Friday, 9:00 AM until 5:00 PM.

Mark G. Zuchowski
Zoning Department
City of Rossford



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Planning Commission Meeting Wednesday, September 12, 2018

PC Mtg # 2018 - 7 ~~DRAFT~~

*FINAL
approved
10-10-2018*

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

1. Roll call taken: Members present: Judy Heban

John Rust

Melanie Nyland (*absent*)

Tom Uhler

Mayor Neil MacKinnon

Staff present:

Mark Zuchowski, Zoning Inspector

Josh Drouard, Fire Chief

Ryan Stautzenbach, Asst. Fire Chief

2. Public Hearing - Request for Special Use Permit:

A) Request from **William Jendruch, 634 Marilyn Drive, Rossford OH 43460**, to allow construction of an accessory structure with height greater than 16ft. The new garage would measure 40ft x 30ft x 22ft high. Diane Jendruch explained they answered most of the questions at the August meeting. Zuchowski verified there was an informal discussion at the last meeting and a Special Use Permit is needed. JHeban verified the proposed height is 22ft; Uhler verified the location of the driveway, street, and that it is ok with Josh Drouard next door. Rust verified that the backyard is a downward hill. Diane Jendruch said they have received all positive comments and Josh Drouard has been very supportive. Her response to being asked to pave the driveway was garage first, then driveway after, wanting street repaved as their property sets lower than the street. Uhler reminded that it is part of Special Use Permit conditions. *MacKinnon motioned to accept the request for the Special Use Permit; JHeban seconded the motion; all Members agreed to approve the Special Use Permit; Motion carried.*

3. **Clover Residential Development, senior housing project at the corner of Simmons Road and Deimling Road, Preliminary Site Plan Review.** George Oravec, Civil Engineer, and Robert Jack, Architect, presented. The comment letter from Mannik & Smith was received the day of this meeting. It was reviewed; two recommendations needed to be discussed. The first, moving the project entrance would put it too close to Deimling; explaining the reason they picked half between the two Walmart driveways was to make it safer, leaving no conflicting left turns, and no stacking traffic. They want to leave the location as chosen. Secondly, they will provide sidewalks at 5ft. Rob Jack said ADA requirement is 36in. Oravec asked for a variance on the total number of landbank parking spaces; explaining with 119 units, 238 spaces is 2 spaces per unit; adding they only need 131; would like to landbank the rest as landscaping. In other facilities they have, garage area counts in number of necessary parking spaces; 80% of residents have a car; average age is 72. They would rather keep green space; when needed, they would pave. MacKinnon said parking landbank can be reviewed. Uhler

verified curbed area. *Rust motioned to approve Preliminary Review pending adjustments in parking spaces, location of driveway entrance and sidewalk width.* Zuchowski added there needs to be the buffer requirements, such as a mound and green wall, a traffic study is needed, and there are residents in the area that are concerned about Deimling Road. Oravec said there are trees and hedges in the design, the traffic study has been given, even though there is not enough additional traffic generated, and that is good reason to leave the entrance where planned. He will provide required documentation. MacKinnon asked the Fire Chief for his comments - Chief Drouard said there are still opinions on the elevator situation but feels better about the fact that the development will be monitored 24/7, have a Knox Box along with other safety features and proper hydrants. He added the Department enjoys the opportunity for input in the project. *Regarding the motion, Uhler said to add that the development needs a buffer on the east side, then seconded the motion; all Members agreed to approve the Preliminary Review with adjustments; Motion carried.*

4) Discussion on Rules/Regulations of Amendments to Zoning Code. Zuchowski recommended increased distance between any group home from 600ft to 750ft; the density of group homes needs to be discussed. He also said Multi-Family zoning rather than R-3 needs to be discussed for the Crossroads. The code goes back to the 70's and needs to adapt to the area, as well as clean up the code in PI & PC. He suggested we actually need to set up a working meeting for this project. MacKinnon said we need to decide what we want to be - Rossford needs jobs to fix roads, etc. Zuchowski said we can create zoning that will help Fire with things like elevators; help Police by regulating parking; require a percentage of spaces to have charge stations for electric cars; meet current needs, plan for smart growth, and be prepared to make smart decisions. MacKinnon called on Kevin Laughlin, Wood County Engineering Coordinator, for his advice on the development project. Laughlin said he will look for the updates for stormwater on the final, use regulations from the State of Ohio. He commented that you don't have to pave over everything; green infrastructure; leave green space. Uhler said the supply of water, calculations, and drawings need to be provided. Laughlin said there is enough room for drainage and doesn't anticipate anything controversial.

5. Review minutes of the last meeting. *Rust motioned to approve the minutes of August 8, 2018 as transcribed; Uhler seconded the motion; all Members agreed; Motion carried.*

6. Adjournment. Chairman MacKinnon asked for any additional business, seeing none asked for motion to adjourn. *Rust motioned to adjourn; JHeban seconded; all Members agreed.* Meeting adjourned – 7:55 p.m.

Respectfully submitted

Kathy Shelt

Kathy Shelt
Acting Secretary

Planning Commission Meeting 9-12-2018

PC Mtg # 2018 - 7 ~~DRAFT~~ FINAL

Approved
10-10-2018

CS