



419.666.0210
419.661.4279 fax
www.rossfordohio.com

Planning Commission Public Hearing/Meeting Wednesday, September 16, 2015

The meeting was called to order at 7:00 p.m. by Chairman Mayor Neil A. MacKinnon III.

1. Roll call taken: Members: Judy Heban
John Rust
Melanie Sayre
Tom Uhler, *absent/excused*
Neil MacKinnon
Staff: Mark Zuchowski, Zoning Inspector

2. Public Hearing - Application of Sharon Ferguson and James Veith for Zoning Map Change of one 40-acre Parcel T68-400-10000032000, on the south side of Deimling Road, from PC Planned Commercial to R-3 Multiple Family Residential.

Chairman MacKinnon opened the hearing for application asking Mark Zuchowski for history on the property. Zuchowski stated in August 1, 2012, the City changed some uses with Planned Commercial and added apartments as a Special Use. He explained Jerry Parker, attorney representing the owners, is requesting a map change for apartment development; is looking to sell the property and wants zoning in place. Parker explained this development is being planned to sell to those who no longer want the burden of home owning; stating that upscale apartments are coming of age; and, people living in the area create a need for business and provide income tax. He continued to plead his case that the 40 acres would need to be developed in a 6 to 7 year process; and, that is why Special Use is problematic. He plans 8 units per acre, low density; but, said the process will start and stop as the realtors he is associated with locate buyers and sell the property. Some of the issues associated with a Special Use is one year development limitation, a 50 ft. height limit, 50 ft. setbacks, and 70% coverage maximum, to mention a few. Changing zoning to R-3 would make it easier to sell, still requires site plan approval, water and sewer is in place; and, it is highly unlikely for the buyers to purchase and let property set undeveloped. After much discussion, *Rust motioned to approve R-3 Zoning for the parcel with restrictions: minimum 8 units per acre, 30 units constructed and completed, rented at market value, with a limitation of a 3 year period - if not developed, reverts back to Planned Commercial; Sayre seconded motion; all Members in favor; motion carried.*

- 3. Review minutes of the last meeting.** Chairman MacKinnon asked for motion to approve minutes from June 24, 2015. *Rust motioned to approve minutes as presented; Heban seconded motion; all Members in favor; motion carried.*

4. Old/New Business. Chairman MacKinnon explained Total Sports bought Gold Metal Sports on South Compass in the Crossroads. Zoning Inspector Zuchowski added the air pressure bubble dome is 75 ft. high, 105 yds. x 65 yds. and they will be coming in with a Preliminary Site Plan. Chairman MacKinnon also stated the Burger Bar on Superior Street will be opening in October, and there is great interest in the Crossroads area. Heban demanded answers on the Glenwood Road Rossford Schools Athletic Complex. Nothing has been done; they have put off repairing, completing for so long; we cannot continue to allow them to put off what should have been done years ago. Rust stated the project repairs will need to go through a bid and review process, but he does believe the School has gotten the message. MacKinnon stated there will be action by the end of October/beginning of November. If not, there will be legal action. No Performance Guarantee Bond was in place for this project, but there will be for future projects. Sayre reminded that there are more using the facility and it is a safety concern.

Zuchowski informed the Members that at the next meeting (Wednesday, October 14, 2015) there will be a request for putting up a garage where a house was torn down on Lime City Road. The plan is for it to be more than 75% of square footage of the principal structure first floor. City rules say they have to come before the Planning Commission. Also there are plans in the works for construction of another strip retail center between Discount Tire and the Vitamin Shoppe, in the Crossroads.

5. Adjournment – MacKinnon asked for any additional business, seeing none, asked for adjournment. *Rust motioned to adjourn; Heban seconded; all Members agreed.* Meeting adjourned – 7:50 p.m.

Respectfully submitted



Kathy Shelt
Acting Secretary

Planning Commission Meeting 9-16-2015