

Planning Commission Meeting

Agenda

November 14, 2018 – 7 p.m.

1. Call to order. Roll Call.
2. **Final Site Plan Review** – Clover Residential Development at the SE Corner of Simmons Rd and Deimling Rd
3. **Preliminary/Final Site Plan Review** – DG Rossford, LLC – Dollar General, 961 Dixie Highway
4. Continue discussions on rules/regulations of amendments to zoning code.
5. Review minutes of the last meeting –
6. Other Business
7. Adjournment.



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Planning Commission Meeting Wednesday, November 14, 2018

PC Mtg # 2018 - 9 **DRAFT FINAL**
Approved
12-12-2018
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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

Tom Uhler (*absent*)

Mayor Neil MacKinnon

Staff present:

Mark Zuchowski, Zoning Inspector

Josh Drouard, Fire Chief

Ryan Stautzenbach, Asst. Fire Chief

2. Clover Senior Residential Development, southeast corner of Simmons Road and Deimling Road, Final Site Plan Review, with a variance. The discussion began with Bob Williams, Mannik & Smith, Maumee, Ohio, stating this is the second look at this site as Mannik & Smith reviewed at the preliminary stage. The issue remains of not sufficient parking spaces - the plans show 151 spaces on the site. He said the Members can allow land banking up to 20% of necessary parking spaces, meaning 191 must be provided. A Variance for 36% land banked parking spaces would provide the minimum needed to comply. George Oravec, Engineer and Rob Jack, Architect said green space would be switched to paved spaces as needed, and have filed for the Variance. *Rust motioned to approve the Variance for the parking spaces provided and for land banked spaces as explained; Nyland seconded the motion; all Members agreed; Motion carried.* Williams questioned use of an area in the back of the site with no walkway to parking area; and stated the Lighting and Landscaping plans are not attached to the final. Oravec explained the back is a patio and Lighting and Landscaping plans were not attached to this review. Williams stated there is no objection to the Planning Commission granting approval subject to the applicant incorporating these and additional Mannik & Smith comments provided. Jack explained the landscaping has changed to foundation plantings. Williams said he would review and contact Zuchowski if necessary. Zuchowski discussed the much needed buffer strip between commercial and residential. Oravec said there is a 30ft landscape strip with trees and bushes. There will be no mounding; mounding may cause drainage problems. Kevin Laughlin, Wood County Engineer Coordinator, said comments were related to typos and oversites affecting timeline sequencing for inspections of the site. He talked with contractors and has no problems with final approval conditional on proper dates. Rossford Fire Chief Drouard is satisfied with the elevator and safety features they reviewed. Zuchowski said he prefers the mounding with trees; and the parcel split needs to be recorded. *Rust motioned to accept the Final Site Plan with incorporation of the requirements and comments from both Mannik & Smith and Wood County Engineer; JHeban seconded the motion; all Members agreed; Motion carried.* Chairman Mayor

MacKinnon thanked the developer and engineer for their investment in the City of Rossford and hard work. They stated work should be able to begin the end of March 2019.

3. Dollar General, 961 Dixie Highway, Rossford, Preliminary Site Plan Review. Bob Williams, Mannik & Smith, Maumee, Ohio, began the review stating the landscaping and lighting plans were not included; there is a concern with the arrangement of the parking lot. The representative David Scherer stated the purchasing of the Rossford Bowling Lanes property has not been finalized, but he proceeded to explain the plan and ask for use suggestions for the other half of the property. Williams said there is no access from StRt65 on the current plan; does suggest 6-8in pavement for the back entrance/truck delivery area. Williams said there is no objection of the plan provided they incorporate the Mannik & Smith suggestions. Zuchowski said there are variances required for front parking and for the pole sign if it would be used. Also, a parcel split may be necessary, depending on the property use. Kevin Laughlin, Wood County Engineer Coordinator, stated the comments are procedural and there is a need to review the calculations for stormwater. He stated there is no issue with there being preliminary conditional approval. Chief Drouard said an explanation of the building layout would need to be reviewed; he verified the building is not sprinkled, nor required for a structure under 10,000sqft. Brian and Bethany Bramble, property owners living across the street from the proposed project, stated their multiple objections to the new build - increase in crime, traffic, vehicles driving in their lawn. JHeban is concerned if Rossway Avenue would be able to handle the truck traffic. Nyland said the turning radius for the corner needs to be added to the plans; no traffic study needed at this time. MacKinnon commented Rossford is not a high crime area, this business is not a pharmacy, it is a grocery and miscellaneous item store which is needed in Rossford. *MacKinnon motioned to approve the Preliminary Site Plan; Rust seconded; all Members agreed, except JHeban voted no; Motion carried.* Zuchowski said the Final Site Plan is the next step. Scherer said there is a long list of changes, Dollar General has a deadline, and the tough negotiations of the sale needs to be completed.

4. Review minutes of the last meeting. *JHeban motioned to approve minutes of October 10, 2018 as transcribed; Rust seconded the motion; all Members agreed; Motion carried.*

5. Other Business. Chairman MacKinnon decided it was best to postpone the discussion on the rules/regulations of amendments to the Zoning Code. He reminded the Members of the importance of their attendance at the Wednesday, December 12th Public Hearing and Meeting to ensure a quorum. On November 28th, site plans will be submitted to the City for a project in the Crossroads, with requests to change zoning from PC to PI.

6. Adjournment. Members agreed there was no additional business. *Rust motioned to adjourn; MacKinnon seconded; all Members agreed.* Meeting adjourned – 8:05 p.m.

Respectfully submitted

Kathy Shelt
Acting Secretary

Kathy Shelt

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