



419.666.0210
419.661.4279 fax
www.rossfordohio.com

Planning Commission Meeting Wednesday, November 16, 2016

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

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

2. **Review** - Soccer Centre Owners LTD, 9300 Bass Pro Blvd., Rossford, Ohio 43460, have requested a Sign Variance for the side wall of the dome. Zuchowski denied the application because for Planned Commercial the Sign Code is strict and allows one wall sign parallel to the address right-of-way. They want the sign facing Crossroads Pkwy. instead of Bass Pro Blvd. He also stated he cleared the option of conditional approval with Law Director Kevin Heban. He introduced Brant Smith, representative for Soccer Centre Owners LTD, who stated the sign will explain the dome's use, and stated with all the traffic on Crossroads Blvd., people will know which dome to go to for their scheduled tournament, game, or training session. Zuchowski explained the dome is 1100 ft. off the road; the Sign Code is strict/similar to Arrowhead; the Carpenters, which is a L-shape building, has two building signs as well as others in town; and, the front of the property is a field. Uhler wanted to see the plan showing how the dome is oriented on the property and will it be illuminated. Smith stated the dome it is not visible from I-75; the 410 ft. long x 230 ft. wide x 72 ft. tall dome is insulated, a different fabric that is not as visible at night. The sign is under 50 ft.; will be heat sealed to the dome fabric when manufactured; will be visible with help from street and parking lot lights. JHeban stated this does not seem right and the other dome will want one. Uhler stated half the day is dark around here and street lights are designed to shine down not on. Smith said they are planning no other signage - this one will suit them best. Zuchowski stated they can have one small monument out front - up to three signs are allowed. Chairman MacKinnon recognized Amy Marshalko, 28015 Lime City Road - she commented: if the business would change hands, the sign is unchangeable; and was curious why one would even want this if you couldn't change it. When asked, she also stated she does not particularly like domes, but she is not going to be a bad neighbor. Smith stated the company has been in business since 1994 and teams are ready to play; the sign will help traffic flow and help with any confusion as to which dome they will need to be at. People from Sylvania, Toledo, Perrysburg, Waterville as well as from Cleveland, Detroit, and Ft. Wayne will be coming for tournaments. With two domes, the sign could help attendees to decide which one to be at, eliminating back and forth driving. JHeban stated GPS could help people locate it.

Uhler liked that the sign said Rossford. Seeing no further questions or comments Chairman MacKinnon asked for a motion. *MacKinnon motioned to accept the sign as presented. No one seconded the Motion. The Motion dies for lack of a second. The Variance Request is not granted.* Zuchowski stated he had checked with Kevin Heban who said there needs to be two approving out of three. Uhler suggested to Smith that he rethink the sign, changing it to one that is illuminated. Chairman MacKinnon said The Soccer Centre has a choice of coming back to the group or planning signs according to code. Smith stated the Groundbreaking is Friday, November 18th, and thanked everyone for their time.

3. Review minutes of the last meeting. Chairman MacKinnon asked for motion to approve minutes from October 19, 2016. *Uhler motioned to approve minutes as presented; JHeban seconded motion; all Members agreed; Motion carried.*

4. Other Business. None at this time.

5. Adjournment – Chairman MacKinnon asked for any additional business, seeing none, asked for adjournment. *Uhler motioned to adjourn; JHeban seconded; all Members agreed.* Meeting adjourned – 7:25 p.m.

Respectfully submitted



Kathy Shelt
Acting Secretary

Planning Commission Meeting 11-16-2016