

**PERRYSBURG TOWNSHIP ZONING COMMISSION**

26609 Lime City Road  
Perrysburg, OH 43551

**ZONING COMMISSION MEETING**

July 17, 2006

The Perrysburg Township Zoning Commission held a meeting on July 17, 2006. Robert S. Black, Chairman, called the meeting to order at 5:41 p.m. A roll call was taken. Grant W. Garn, Zoning Inspector, was also present. The meeting was tape-recorded.

MEMBERS PRESENT: Robert S. Black, Carol Warnimont, John J. Benavides, and Arthur Rometo.

MEMBERS ABSENT: Jeff Schaller, Stephen J. Stanford, and Jeffrey Normand.

Mr. Schaller arrived at the meeting during the site plan review for Wal-Mart, and his appearance is noted at that time.

APPROVAL OF AGENDA: Mr. Black asked if there was a motion to approve the agenda. Mr. Benavides moved with a second by Mr. Rometo to approve the agenda. A roll call vote was taken. Yes votes by Mr. Benavides, Mr. Rometo, Ms. Warnimont, and Mr. Black. Motion carried 4-0-0.

APPROVAL OF 6/12/06 MINUTES: Mr. Black asked if there was a motion to approve the minutes from the 6/12/06 meeting. Ms. Warnimont moved with a second by Mr. Rometo to approve the minutes. There were no other comments. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Rometo, Mr. Benavides, and Mr. Black. Motion carried 4-0-0.

Mr. Black asked if there were any comments of interest to the ZC from anybody in the audience on a non-agenda item, and there were.

**SITE PLAN REVIEW FOR WAL-MART, SPR-2006-06.** Wal-Mart would like to build a retail center on the NW corner of Fremont Pike and Simmons Road. They need to resolve the public access roads turn lanes at Fremont Pike. An independent engineering firm is reviewing the plans and checklist for compliance. Our fire inspector has also reviewed this submission. Please bring your site plan drawings from last month's packet. They should have them revised by the meeting date.

Nick Miller addressed the commission regarding this site plan. He thanked the township for their reviews of this project, and he will just briefly walk around the site plan that he brought this evening and talk about the changes that have been requested by the city in their site plan, planning commission approval about 2 or 3 weeks ago.

Mr. Black asked him if he was aware of the letter that they received July 17<sup>th</sup>. Mr. Miller said yes, he had the chance to review that. Mr. Black said the site plan drawing that was apparently sent to them on July 13<sup>th</sup>, and Mr. Miller said right. Mr. Black told him to continue. Mr. Miller said that his request would be that the commission could hopefully find a way to approve the site plan subject to them complying with those comments.

The store sits north of SR 20 and west of Simmons Road. He does not know how much detail they want him to go into from the last time the commission saw this. The biggest changes that came out of the city review comments were the request to reduce the parking spaces to be down to the commission's minimum allowable of 965 spaces. So 33 parking spaces were eliminated from the prior plan that they saw, and those were eliminated on the westerly side of the store, and a portion over here as well. For the most part the site plan stayed intact from the other elements to meet the township requirements, the berming, the landscaping, the fencing, the layout.

There was another comment by the city to incorporate right-of-way street-scape trees. He noticed on the engineering review comment, they would like to see those trees pulled out of the right-of-way, or the engineer asked if they could get a special exception from the township to keep those in the right-of-way. To Wal-Mart he does not think it matters where they have those trees, so they can either go back with the township engineer's recommendation to pull them out of the right-of-way, or they are willing, if the commission is, to plant them in the right-of-way if they will allow an exception.

Their architect on the project is here. He thinks there was just a couple of minor building elements that were in his mind cosmetic as far as the elevation changes, but the building itself has pretty much remained the same from before. The bottom plan is the landscape drawing, and he put that on the top.

After several go-arounds with ODOT, everything has been agreed to on the right-in/right-out for the new public road, and the Simmons Road improvements, he thinks they have a final plan. The last things they were discussing with ODOT was just the widening and signalization of this intersection, Simmons Road and SR 20. Essentially there is a fairly wide striped area next to this left turn lane. This will all be re-striped, and a little bit of widening to accommodate two left turns off of SR 20 on to Simmons, and then all the Simmons Road improvements are designed to be within the existing right-of-way. So they were a little hesitant to go into some of the details that the township engineer had brought up until they had locked in all the site plan requirements before they started going in and creating detailed profiles of storm sewer, and sanitary, and water. They wanted to make sure that they have got the layout plan correct, and they could go ahead and fully detail out all the engineering requirements.

They still have the detention pond behind the store. They have already started talking about the tap fees required to outlet the storm water. They are at the point now where they are looking to get final site plan approval and then move forward with the detailed permitting process and finalizing all the permits.

Mr. Black said at one time there was discussion about coming out on the corner of the property on 20. Mr. Miller said yes. Working with the assisted living folks and Wal-Mart they attempted to try to put a signal in there, but ODOT, in their reviews, just would not allow bending their rules to put a signal in that was too close to the existing signal at Simmons Road.

Mr. Black said it was mentioned they made some changes as requested by the city, and Mr. Miller said yes. Mr. Black asked if they had their approval. Mr. Miller said he did not bring it with him this evening. He can forward that on to Mr. Garn. Mr. Black said so they have final approval, and Mr. Miller said yes. It's subject to, like the parking spaces that were deleted, and they have to go back in to their staff and just show that they made those changes. He can provide all those to Mr. Garn, all the kind of conditional approvals that they got. Mr. Black said their plans were submitted to the township's engineer last Thursday, and wondered if that was correct as he understands it, and Mr. Miller said correct. Mr. Black said and there were some deficiencies as a result of that submittal, and Mr. Miller said correct. Mr. Black said and so the site plan is not compete at this point; correct, and Mr. Miller said right, per this letter there is 23 items. Some of them he would not necessarily state are site plan related.

Mr. Black asked if any of the members had any comments, and there were none. Mr. Black said it appears to be an incomplete site plan that they have to review this evening based on these deficiencies. He asked Mr. Garn if he had any comments. Mr. Garn said that was the problem, just trying to go through some of these to see how important these deficiencies were. Some are. Mr. Black asked if there were any other comments from the members. Mr. Black made a motion to approve the site plan. He asked for a second. Ms. Warnimont said subject to the follow-up, and Mr. Black said he was just making the motion. Mr. Benavides was the second. Mr. Black asked if there were any further comments, and there were none. A roll call vote was taken. No votes by Mr. Black, Mr. Benavides, Ms. Warnimont, and Mr. Rometo. Mr. Black thanked Mr. Miller and moved to the next item on the agenda.

Mr. Miller asked if Mr. Black could educate him on the next step. Mr. Black said the next step, he submitted a site plan as he understands it on July 13<sup>th</sup>. It's been reviewed by the township engineer. They have showed some deficiencies. When the deficiencies are corrected, he may return. Mr. Miller said get the fax number correct, little things like that, and return. Mr. Black said whatever they would like to do to make it correct. And also with their submittal should be the city's signed approval for the site plan. Mr. Miller said they will wait until they get all that ironed out, and then they would like to request through Mr. Garn, upon achieving those, to be placed on the

agenda. Mr. Black said their next meeting would be next month. Mr. Miller apologized for missing the previous meeting. They had no indication they were on the agenda. He thanked Mr. Black, and Mr. Black said you're welcome.

Mr. Schaller is now present.

**SITE PLAN REVIEW FOR VICTORY PLACE LOT 4, SPR-2006-07.** Dold Homes would like to go forward with Lot 4 of Victory Place. Tom Opel of Dold Homes is working on the project. An independent engineering firm is reviewing the plans and checklist for compliance. We have not received revisions as of this date. Our fire inspector is also reviewing the submission.

Tom Opel addressed the commission regarding this site plan review. He said they have in front of them he hopes a letter from Feller Finch, the latest review, in which they had three small items and then were recommending approval of the site plan. He addressed the two smaller items first.

Mr. Black said just so they have this straight, is he talking about the July 14<sup>th</sup> memo that they have from Dave Kuhn that's about three paragraphs long, and Mr. Opel said correct. Mr. Black thanked him.

Mr. Opel said one of the items that was asked for is just that they show a storm sewer between an existing catch basin and another existing catch basin, one that's on their site and one that's in the right-of-way. So that's a minor issue that they will go ahead and put that on. It was asked that a copy of their NOI permit be provided to the township, which he has with him and he will give to Mr. Garn in a second.

The third item was the dumpster that is located in the front setback on Tracy Road and needs a variance approval from the BZA. To short-circuit that, they just decided to move the dumpster. What he will do is hand these out to the members right now which gives the proposed location of that dumpster.

Mr. Black asked if there were two buildings involved here, and Mr. Opel said yes, there are. They are seven units each. He walked over to the board. He pointed out these are the two buildings. They have seven units each. They have one driveway in. They have received the comments from the fire chief that he's okay with everything as long as they put in his Storz fittings on the hydrants that are on the site. They will see on the handout that he just gave them that they have relocated the dumpster from here. This is the setback line. This light line right here is the setback for Tracy Road. They will see that they moved the dumpster up into this area here to get it out of the front setback for Tracy Road. All of the drainage will come into the catch basins right here, flow out through this storm sewer and into the detention basin before being discharged into the Tracy creek ditch. If there are any questions from the commission, he would be glad to entertain them.

Mr. Black asked Mr. Garn if he had any comments he would like to share with the commission. Mr. Garn said just in looking at this, that's being put in a 30 foot right-of-way, or a 60 foot. Mr. Opel said it's an easement. Mr. Garn said what is the easement for. Mr. Opel said they granted that for utilities. That's where the pump station sits, an electrical cabinet that's on that north side of that easement. Mr. Black asked if he could show them on his map what he's talking about. Mr. Opel said it's actually a 60 foot easement. They have 30 feet on this side here. The pump station for the detention pond, the storm water pump station sits right here, and it discharges out to the Tracy Road ditch. And there is a telephone cabinet that sits up in this corner here. This they had left as a possible future entrance, but because of the depth of the Tracy Road ditch, they decided that that's not going to ever happen, and they got the approvals for the entrances off of Ayers Road, and then a tie-in on the north side which will eventually happen with the Tracy Creek Apartments. Therefore, this is just a very large easement. So they moved that out into the one side of the easement. Mr. Black said so the dumpster would be in the easement, and Mr. Opel said in the easement, yes. Mr. Black asked if that was an appropriate place to put it. Mr. Opel said he does not see any issue with it. They know that if it ever came right down to it, obviously they would end up having to either remove it if there had to be something done in that area. He does not see that ever happening. They have got all the improvements in that easement that are going in that easement.

Mr. Black asked if there were any comments from the members. Mr. Schaller said the point about that would be their egress out of the development, was it to Tracy Road. Was that what that was there for originally. Mr. Opel said that was very originally. That and also to put these utilities out in that area. Mr. Schaller said once that area is fully developed, they are probably going to need some additional access other than what they have off of Ayers. Mr. Opel said no, the accesses they will have will be on the north side, which is not shown on this plan, going to Tracy Creek and exiting out that way. Mr. Schaller said that's through that existing apartment complex to the north. Mr. Opel said there is a road on the south side of that that will be a shared access for both the apartment complex and this complex. Mr. Schaller said they don't have that shown, and Mr. Opel said that's way up on the very north end of this property. Actually on sheet two they will probably see it. Mr. Schaller said that's what he was looking at. There are these other apartments over there, and there is a road through here. Mr. Opel said so they will have two accesses. There would be no reason to have a third one.

Mr. Black asked if they were required to have site plan review from the city. Mr. Opel said not to his knowledge. Mr. Black asked if that was a correct statement. Mr. Garn said it's correct, as far as he knows. They have another rule that he has heard about. The comment was made that it must be a new one.

Mr. Black said one thing that they need to require he thinks from now on is a copy of this approval. He told Mr. Opel if he does not have it, that's fine. He is just talking in general. A copy of the city approval, because one of the things he is finding is that they have approved site plans, and they get changed by the city for various reasons, and they are not coming back to them. So he thinks one of the things they should require in the future is a certificate, or letter, or whatever they get approving it, and they will approve it. He asked if Mr. Garn if he agreed that they have had that problem. Mr. Garn said yes. Mr. Black said some are just minor issues, but some have been more important. Mr. Schaller said it's only in those areas where they are utilizing city water and sewer. Mr. Black said he agreed. The reason he is bringing it up at this point is he wanted to be sure he brought it to everybody's attention because it's something he and Mr. Garn have talked about in recent months.

Mr. Garn said he has not verified anything but he has heard that the city has reimplemented a three-mile radius which goes beyond the water and sewer. Mr. Black said which would include other things. Mr. Garn said right. They don't know if that's actually taken place or not. It's hard to tell. Mr. Opel said he has not been notified of that if they are doing that. Dold has not told him anything about it.

Mr. Garn said he does have a comment about the easement area. They are having a BZA hearing tomorrow, and one of the issues was someone wanting to build a structure on an easement. Informally the trustees said because it was to go over an area with a storm sewer line they had through there, no way did they want anything on any of their easements. He has no idea if this will be a problem. Mr. Opel said this is not being constructed over any of the utilities or any of the improvements that are in that easement. It's a very wide easement that's being shared by a number of the utilities. Mr. Garn said he understands that. They don't know where the line is on this other easement, they just said they did not want anything over any easement. Mr. Schaller said it's not a structure, it's a concrete pad with a fence around it. Mr. Black said it is a concrete pad, and Mr. Opel said yes, it is. Mr. Black asked Mr. Garn if he would feel more comfortable having this approved after the BZA approves it. Mr. Garn said that or something to the effect that the structure could be removed at any time if need be. Because Mr. Opel is saying there isn't going to be any footers or anything like that, just a pad. They have never had any problem with fencing and things like that in the easement areas. They have not had a problem with sheds and things like that that are not permanent structures. They were having a problem with somebody putting an actual foundation in, because the township would become liable for that for the removal of that because they gave approval for it.

Mr. Black asked if they had the EPA permit. Mr. Garn said he just handed him the copy. Mr. Black said we do now, and Mr. Opel said yes, you do. As of tonight.

Mr. Black asked if there were any other comments from the members. Ms. Warnimont said if they had to move that dumpster, their parking is the minimum amount for the

apartments there, or do they have excess. Mr. Opel said no, they don't have room to put it in place of any parking.

Mr. Schaller said not a catastrophic situation, but obviously their landscape plan showed their dumpster in its current location, not moved to this area. Mr. Opel said what he did is he sketched this up this afternoon after he got this memo. Mr. Black said when you say sketched this up, that's what this is, and Mr. Opel said correct. So he did not go through and change all of their plans. That would come after they grant approval. Then what he would do is work with Mr. Garn, and give him an updated set of plans that reflects the changes to the landscaping, the changes to the grading plan which will be very minor, and then, of course, this change on the site plan.

Mr. Black asked him what he will do if the BZA does not grant him that variance. Mr. Opel said with this layout, they don't need to go to the BZA is his understanding. Mr. Black asked Mr. Garn if that was a correct statement. Mr. Garn and Mr. Opel said they have moved it out of the Tracy Road right-of-way. Mr. Black said so he is saying with it being on the easement area, the location he has just shown them on this latest drawing, he does not need BZA approval, and the response was correct. Mr. Black said to Mr. Garn that he wants to get it clear in his mind that he said the trustees said they do not want these things built on easements, and Mr. Garn said they did not want a permanent structure. He does not know of anything like this that is not considered a permanent structure. He does not know if the trustees had anything at their last meeting that they voted on because he was not here.

Mr. Black asked if there was a motion to approve this site plan as handed to them this evening, and also subject to the landscape modification that would have to be submitted. He asked when he could submit that. The further condition was added to be subject to the storm water, showing the catch basins connected. Mr. Black said and subject to the storm water and the catch basins. Mr. Opel said this week. They will get it all taken care of this week. Mr. Black said by this Friday, and Mr. Opel said yes. Mr. Black asked if there was a motion along those lines. Mr. Rometo so moved. Mr. Black said and subject to the fact that if it's not in this Friday to Mr. Garn, then it won't be approved. They will approve it subject to it being in by this Friday. He asked if that was okay, and Mr. Opel said yes. Mr. Benavides was the second on the motion. There was no further discussion. A roll call vote was taken. Mr. Garn asked who was the second. Mr. Black said Mr. Benavides did. Mr. Rometo made the motion, and Mr. Benavides made the second. Yes votes by Mr. Rometo, Mr. Benavides, Mr. Schaller, Ms. Warnimont, and Mr. Black. Motion carried 5-0-0. Mr. Opel said thank you very much and told Mr. Garn he would see him by Friday.

#### **INFORMAL SITE PLAN REVIEW FOR MCCORMICK EQUIPMENT BUILDING.**

McCormick Equipment would like to build a facility for their business at 7212 Avenue Road. This site would be east of the Starlight subdivision area. Sometime ago this was rezoned for a potential Bobcat facility. They might have some additional rental space

available. Larry D. McCreery of McCreery and Associates is working on this project. I have included a conceptual drawing of the layout.

Mark Hummer addressed the commission regarding this informal site plan review. He introduced himself and Brian Romp to the commission. He said McCormick Equipment is a company which is currently located in Northwood which desires to move on to property that they acquired at 7212 Avenue Road. If they are familiar with that, it's the 3 acres east of and north of the Wally's or Cedar creek restaurant. They are working with Larry McCreery obviously on their informal site plan review. He knows he has been working with Mr. Garn.

It's a unique parcel in that they want to maximize the amount of usage that they can get out of it conforming with the C-2 zoning as well as not necessitating a need for a variance. They are trying to stay within the boundaries that are set there. The initial building would be a 12,000 square foot building indicated on the upper right corner of the drawing. McCormick Equipment would be occupying the majority of that. There would be some space available for lease. As far as McCormick Equipment, and Mr. Romp can speak on that if they are curious as to what they do there. They are a building contractor and supplier of building materials which conforms to C-2. Any business that they can envision going in the initial building and/or the possible future 7,200 square foot building to the west side of the property, they would obviously be a conforming use. He said they were just wanting to get their guidance and make sure they are going the right way before they set up their formal site plan. Mr. Black said you are not requesting any zoning change, just for site plan. This is all appropriate. Mr. Hummer said that is correct.

Mr. Black asked Mr. Garn if he had any comments. Mr. Garn said this had come to them before when Bobcat of Toledo was interested in developing there.

Mr. Schaller asked if it was the intention to keep the existing residence house there. Mr. Hummer said the house that's there they would like to use as a construction office for commercial use until they get the project developed, and then either take it down or remove it to another site. Mr. Black said so in either case it will cease to exist at that location, and Mr. Hummer said as a residence, yes.

Mr. Schaller said if that residence is not there, or even if it is, they have a truck dock on the front elevation that faces 795, is that the intent, and Mr. Hummer said that is correct. Mr. Schaller said as well as the west elevation he guesses of the building. Mr. Hummer said to get the swing for the semi trucks, they had to do it that way bounded by the perimeter of the turn in the rear parking lot. And it's hard to lease this type of space without truck wells in it. McCormick Equipment would be the front lessor, and they have indicated that the truck well in the front, which would be screened facing 795, there would be screening in place, but it would not just be your typical back of the building truck well. Obviously the office is going to be located on the front. So it will

be an atypical truck well. If you look at the drawing, the trucks coming in, and they are going to have to go in and make their turn, come past and back in. The ones in the back obviously can go in, make their turn in back. If they tried to move the front truck wells, let's say to the back of the first half of that building, they would be mitigating the ability to drive through the parking lot. Mr. Schaller said the truck well would be on the Y. Mr. Hummer said correct. As they can see, on the western exposure of the property would be their storm detention drainage, so they obviously need that. They can't eliminate that.

Mr. Black asked Mr. Hummer what is that, an open ditch. Mr. Hummer said it's a 20 foot wide by approximately 8 foot deep ditch which would give them the cubic foot requirement necessary for this size of property with these types of structures on them. Mr. Schaller said they might have a little bit of a challenge if it's 20 foot wide by 8 foot deep with just the slope making that work as a grade. It's pretty steep. There are restrictions with that. Mr. Hummer said in talking with Larry, they are going to try to cut it into a V, and then fill it with as much washed stone as they can so it's obviously more aesthetically appealing, but on its surface it's not as deep but will still hold the cubic feet requirement.

Mr. Black asked if there were any other comments. Ms. Warnimont asked what about the landscaping. She knows when they were in here before when Bobcat was interested they would need screening on the back because it's all residential on that back part there. Mr. Hummer said correct, that western exposure is all residential. It's the back of Starbright. It will show what appears to be a straight snake all the way around that perimeter. That would either be the required screening or mounding. Obviously for the residences, right now behind it is a wheat field, but they know that should that be developed as residential property, that that would be a concern.

Ms. Warnimont had a question on the parking in the back part, that is not in the right-of-way. Mr. Hummer said the six spaces, and Ms. Warnimont said yes, the six there. Mr. Hummer said they are in the setback. They are in the building setback, but it's his understanding the right-of-way would be the front setback. Ms. Warnimont said she meant the back. Mr. Hummer said so yes, six of them are to get the required amount of parking, they did put the six being up front in the setback. Mr. Romp said they are anticipating 10 foot right-of-way or easement for the utilities along the backside of the property, so that takes that into consideration.

Mr. Black asked if there were any other comments from the members, or from Mr. Garn. Mr. Black told him that their requirements have changed in the recent years for what site plans are, so be sure to monitor that. He is sure that he can see that there are a lot of deficiencies when they come in, and if they could be eliminated or very much minimized, it will help in the process for the final site plan approval.

Mr. Black asked Mr. Garn if this would not require any city approval, and Mr. Garn said as far as he knows, unless they enforce their three-mile radius.

Mr. Schaller said one challenge for him, being a little bit familiar with that site, was cuts on 795. He knows BG had some issues with what Bobcat was trying to do, and they were trying to work something out with Wally's at the time. They tried to put some sort of type of collector road or street along there, kind of their idea, but that was a bit of an issue. Mr. Hummer said they have not explored that right now. If this were 7-Eleven or something like that with a lot of traffic coming in and out he would be concerned about the right-in/right-out. They are not even going to ask ODOT for a variance on the right-in/right-out. Mr. Schaller said they had the same thing, pretty minimal traffic in there, and they were still being really stringent, he thought. So for what it's worth.

Mr. Romp said for the traffic they anticipate, they are really not going to pursue that right now. Very similar commercial curb access. Industrial and commercial properties to the east of them. Very similar. Same direction, from the east on 795. Mr. Schaller said he thinks in that other use was probably no more traffic than what they have in here, but that was a requirement that they had. Mr. Hummer said that was probably set by Bobcat he would guess, maybe. He does not know. Mr. Schaller said he thinks the use of the building. They just wanted to limit the access, egress off of 795 with as few of curb cuts as they could. Mr. Hummer said he does not know if ODOT would extend that median cut any further. Mr. Schaller said no, they would not. Mr. Hummer said that would be wasting time. Mr. Schaller agreed.

Mr. Black asked Mr. Hummer if he feels he has the information he needs to proceed, and Mr. Hummer said yes. He said Mr. McCreery has been very good to work with. He knows he has worked with Mr. Garn. And they have the book, and they are going to adhere to the book. Mr. Black thanked him for coming in, and if he has any questions, to just give Mr. Garn a call and go from there. Mr. Garn asked for Mr. Romp's name.

#### **INFORMAL SITE PLAN REVIEW FOR THE PRICE FAMILY MEDICAL CLINIC.**

Stuart Cline and Don Kocarek of Duket-Porter & Associates would like to talk about the medical office building that they are proposing for the northwest corner of Starbright Boulevard and Avenue Road. Included are drawings of the building and layout.

Don Kocarek addressed the commission regarding this informal site plan review. He told the commission that with him is Stuart Cline and Mike Karafa. The site plan is located at the intersection of 795 and Starbright just east of Oregon. It's zoned C-2. On the north side of the site the zoning is R-5, and then surrounding the east, west, and south it's zoned C-2 also. Mr. Black said so you will not be seeking any zoning changes, and Mr. Kocarek said no zoning changes. He continued saying the site consists of two medical office buildings with a 95 car parking lot between 795 and the buildings. The main entrance to the parking lot will be lining up with the existing drive

for the Belmont Nursing Center. There is an existing cut in the boulevard, so their drive will line up with that existing drive and come into the 95 car parking lot. They are proposing the landscaping that exceeds the zoning ordinance. Detention basin on the east side of the site which would kind of traverse the entrance with a culvert, and then it would outlet, and it would be metered into this existing storm sewer structure kind of in the Starbright right-of-way. Mr. Black asked if it was a retention or a detention pond. Mr. Kocarek said it would be a dry pond. The parking lot will have landscaped screening surrounding the parking lot, and then on the north side between the R-5 and their site there will be a landscaped buffer hedge, evergreen type trees. Mr. Black asked if all the landscaped area will be irrigated. Mr. Kocarek said yes, and then he said they have not determined if it will be irrigated. He thinks it will be. Mr. Black said it will be. Mr. Kocarek said it will be. Okay.

Around the building they also have kind of a paved access. There will be several entrances into the building, so they are having an asphalt kind of paved access with 11 parallel parking spaces. The parking required for the two buildings which is 18,000 square feet and 7,200 square feet for both buildings, the requirement will be 126, and currently they have 95 spaces proposed in this plan. Part of this office building is a therapy pool, and also an after-hours kind of an emergency care facility that will be operating. The after-hours care will be after hours, and the therapy pool will have less people in it than the zoning requirement.

Mr. Black said so you are saying the square footage would require 126 parking spots, and Mr. Kocarek said and they have 95 with this plan with both buildings. Mr. Black said so you would be seeking a variance, and the response was yes, for the difference. Mr. Schaller said with just the 18,000 square foot building do you have parking, and Mr. Kocarek said yes, that would require 90 parking spaces, and they would exceed that with the 18,000 square foot building. He said he would let Mr. Karafa talk about the utilities. He's their civil engineer. Mr. Black said this does not require, this location, city approval, absent the three-mile requirement, and the response was that's correct.

Mike Karafa addressed the commission regarding this informal site plan. He said as was mentioned, the detention pond is here, and the site is going to drain into the pond basically under the road and into this pond, and it will be metered out here. They will take the roof drainage, and there is a storm system here, and this manhole will be just for storm drainage off of the roof only. So they will take the roof and collect it, meter it into this one, and this one will be separate. Sanitary sewer, there is an existing sanitary sewer in the subdivision here. They are going to run it around the back and tie in over here. Mr. Black asked are both sanitary and water Northwest Regional, and Mr. Karafa said yes, they are. And then water will pick up, he believes there is a 24 inch running down 795, and looping around the building and tie it in here. So the water is looped. That's basically the infrastructure as it is right now.

Mr. Schaller said with their on-site detention/retention and the dry ponds, how deep are those. Mr. Karafa said this one is only about 2 foot. It's a six to one slope, so you will hardly notice it from the landscaping. You will still be able to cut grass that way. Mr. Schaller asked if that constituted all their detention requirements in that area. Are they going to do it all in that area. Mr. Karafa said these two areas, yes. Mr. Schaller said it's only required to be a couple of feet deep. Mr. Karafa said yes, it's like 9,000 cubic feet. Actually he did it for a 50 year storm. Because of all the storms they have had, they kind of like to plan ahead a little bit. Mr. Black said none of the parking area is used as retention, and Mr. Karafa said no. It's basically they built the site up and raised the building up, and he can do a consistent slope straight down from the whole entire site, and then just gradually swale this around. The same thing back here. It kind of works out pretty well.

Mr. Black asked Mr. Garn if he had any comments. Mr. Garn said no. Mr. Black asked if they were looking for any guidance from them that they may have. This is an informal review, as he understands. The response was that's correct. Mr. Black deferred to Mr. Garn. Mr. Garn said they talked about the irrigation. Mr. Black said yes, it will be irrigated, all the landscaped areas. Mr. Karafa said yes, he can do that.

Mr. Schaller said in their planning is it reasonable to get a variance for that many parking spaces. They are trying to plan around it. He does not know about that. Mr. Garn said it has some unusual usages there because of that pool, and the physical therapy probably don't use the same. It's not like a public pool. Therapy, normally other places he's been are no more than five or six people at a time in a large area. Mr. Schaller said as a percentage, that's pretty significantly less. Mr. Garn said less, right.

Stuart Cline addressed the commission regarding this informal site plan. He is handling the architectural systems and design for the building. He has talked to the doctors about identifying the personality of this building. It started out as a 7,200 square foot family practice center, but there has been a lot of interest from other hospital groups and other support groups to the medical profession. So right now it's broken down. The main, the first 18,000, which is phase one. Phase two will be the second phase at 7,200 square feet. They are asking the doctors to identify the personality and the profile of the building from the actual number of employees in each practice, and then the hours of operation of each area. So they expect about a third of it to be after hours predominately which will effect the parking requirements, and then they expect full time or day time hours, and the therapy pool maybe one night a week for after hours until eight. So they are trying to get a better handle of the interest, and the numbers of employees, and the people they expect at one time.

The Price Family Clinic itself only has six exam rooms, but they have a lot of storage space. They have a lot of conference room space. They intend to have public forums on anything from heart disease to diabetes prevention, so they intend to bring a

number of people into a conference room at one time just for public functions. So that's what the appeal is going to be.

Mr. Black said he agrees with Mr. Schaller that it does seem like a substantial reduction over the zoning code. Mr. Schaller said and those areas are on a single story. The response is it's a single-story structure, yes. It will be more residential construction, and it will have an asphalt or laminate roof at seven/twelve because of the span across the 60 feet for the trusses. It will be an all exterior façade, and they wanted some day lighting there. They are big on the day lighting as well. Oversized windows, and then there will be windows in each one of the exam rooms of 2 foot by 4 foot at 8 feet. So the exterior façade is developing now, but that's basically what you are going to have, a beautiful residential type building construction with oversized windows for day lighting.

Mr. Black said certainly any site plan approval will be subject to zoning approval as far as the parking. You will have to go to the BZA. They understand that. So they know parking will be an issue, and then the irrigation will not. They will take care of that.

Mr. Black asked if there were any other comments. Ms. Warnimont had one comment. On the other phase two building, is that just for one tenant. The response was that it's broken up into two right now. It may be available again. There is a lot of discussions with potential tenants. Nothing is concrete yet. It may be one tenant, but it will have two. The exterior doors that are shown will remain the same. So maybe one, maybe two. Mr. Black said that's a concern from the parking standpoint. Because each tenant is unique as to traffic. And obviously the more individual tenants you are able to have, the less clear it can be as to what the parking requirements may or may be. They responded saying they have expressed that to the doctors to try to wrap up the negotiations on this so that they can get a better handle of what the actual parking usage will be.

Mr. Black asked Mr. Garn what are the obligations of the township when they approve this site plan, and later it gets sold and is turned into something else. Will they always have that ability to only have 96 parking spaces. He hadn't thought about that until right now. That's an issue also if you approve a building and it's 96, and it's a permanent approval at 96, and yet the type of use of actually the same square footage could be much, much different. The response was they have seen the use of strip type architecture used for doctors, and they are in and out on a regular basis. If you look at the floor plan, they are really committing to a lot of plumbing, a lot of exam rooms, a lot of other ground. The potential of them abandoning this site or selling this site for a strip type is very slim. But it probably is a good point. Mr. Black said just keep that in mind when they have already suggested to them nail it down. They are suggesting to them nail it down also before coming to them seeking approval.

Mr. Black asked if they had given them the guidance they are looking for. The response was yes. The checklist is very convenient, and they have had discussions with

Northwest sanitary and water. They have had discussions with Feller Finch, so they will make sure that the checklist guidelines are followed. Mr. Black said that's important, because they were here earlier, and they can see what happens when it's not. They agreed and said you're right. They have got about almost all of them addressed, and they will address the irrigation also. Mr. Black thanked them for their time, and they appreciate them coming in. They thanked Mr. Black for the commission's time, and they appreciate this formal process.

Mr. Garn said there was someone that came through recently that they were reducing the size of the parking spaces to get more. Mr. Black asked if he meant the width of each spot, and Mr. Garn said the width of each spot. And so he does not know if that would help. It was asked if that was an option. Mr. Garn said he was just sort of talking about it whether the ZC would ever look at something like that. Mr. Black said no, he would be inclined to keep the width. He thinks that degrades the integrity of what the reason is you have it, particularly if you have people that are coming there, coming in and out of cars, and probably not doing well. And they need all the room they need anyway, if they see where he is coming from. So this facility in particular he would be against narrowing each parking slot because of that. If you are coming here, and you are going through therapy or whatever, you are probably going to need as much room getting in and out of that car as you can, or at least some people will. They said they are providing extra spaces for ADA requirements, drop-off, things like that that they might have. Mr. Black said but you know, even if you don't have it, you just are not feeling well, that particular thing, you may not necessarily qualify for ADA, but on the other hand you need that extra room to open the door, and get the crutches out or whatever. They said they also designed around the 10 foot bay, 18 foot spots. Mr. Black said okay. They said so they have not narrowed it down to the 9 feet. Mr. Black said okay, and asked if there was anything else to Mr. Garn, and he said no. Mr. Black thanked them, and they thanked Mr. Black.

Mr. Black asked if that was the last item on the agenda. He seems to have misplaced his agenda here. Mr. Garn said he believes so. Mr. Schaller said it was the last item.

Mr. Black said again he just wanted to bring up that issue of the city, and he thinks it's important that they now just require that so that when they approve the site plan, it's had all the tweaking that it needs. Mr. Garn said have them go to the city first and do all their tweaking then, and Mr. Black said yes, and Mr. Garn said before they come to them. Mr. Black said if that's all right with the commission, he would like to give Mr. Garn that guidance if that's all right and there are no objections to that.

Mr. Black asked Mr. Garn what he expects to be on the agenda next month. Mr. Garn said just those two items are the only things that he has had come forward recently. Because usually there are times that people come in to talk, so possibly a third item, but that would be about it.

Mr. Black asked if there was anyone else that had anything else they would like to share this evening. He asked if Mr. Garn did. Mr. Garn said time wise, and he does not know how this worked out because this is one of the few times when they meet earlier than the 6:00 time. He knows before they have kept 6:00. He wanted to know if times like this work out any better or not. Mr. Black asked if 5:30 was better or worse than 6:00, and he asked if anyone had any comments. Mr. Schaller said just a reminder if they do this thing consistently is all. Mr. Schaller said it was on his calendar, and he still just missed it. That was all. Mr. Garn said it's a little harder for him also. Mr. Black said okay, so 6:00 is preferable, and Mr. Garn said that's preferable. right. He said this would have worked out at 6:00. Mr. Black said yes, the trustees changed it, but that was after they made their decision. Mr. Garn said right.

Mr. Black asked if there was a motion to adjourn. Ms. Warnimont moved with a second by Mr. Benavides. All were in favor. None were opposed. Motion carried 5-0-0. The meeting was adjourned at 6:31 p.m.

Respectfully submitted,

Grant W. Garn,  
Recording Secretary