

# VILLAGE OF SWANTON

## Planning Commission Meeting Minutes

August 7, 2018 • 6:30 p.m.

The meeting was called to order at 6:30p.m. Roll call was taken; those present included: Mr. DeGood, Mr. Erdman Mr. Dzyak, Mayor Roth, Mr. Young, Mr. Brown, Code Enforcement and Mrs. Hoelzle, Village Administrator.

***Mr. DeGood made a motion to approve the July 3, 2018 meeting minutes, with Mr. Young seconding. No further discussion. Roll Call vote. All YES with Mayor Roth abstaining. Motion carried 4-0-1.***

The first substantive item on the agenda was a Public Hearing for a variance request at 110 Brookside. Mr. Bill Pilliod wishes to erect an ornamental powder covered aluminum fence not on the property line. He does not believe it will interfere with aesthetics. It will be bronze with a 4 inch flat top.

***Mr. DeGood made a motion to approve the variance for fence at 110 Brookside, with Mr. Erdman seconding. No further discussion. Roll Call vote. All YES. Motion carried 5-0.***

The second substantive item on the agenda was a Site Plan Review of the proposed treehouse village at 3520 Waterville Swanton Road with a variance request for a stone drive. Emily Ziegler from Metroparks Toledo was present to speak on the Site Plan. Ms. Ziegler stated this is an unique overnight experience. Metroparks Toledo is made up of 17 parks with 12,000 acres of property and has had great growth in the last five years. The proposed tree house village consists of five structures in a canopy: one is community oriented and the other four are proposed for overnight stays. The timeline to complete is by the end of 2019.

Mr. DeGood asked about the elevation of the platforms. Ms. Zeigler stated they will be between 8 ft to 16 ft above grade.

After conversations with Fire Chief Wolever, the drive width will be revised to accommodate emergency vehicles.

Mr. DeGood asked about the trees. A representative from Metroparks Toledo indicated all trees are tagged and consistently monitored. Further, Nelson Treehouse & Supply has proprietary material which assists with construction and maintenance of the treehouse village.

Next the conversation centered on the comments from CT Consultants per the letter they submitted to the Village after their review of the Site Plan.

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CT Consultant comments:

### Access

1. Access for maintenance and emergency vehicles is apparently not provided beyond the roundabout.
2. Provision for pedestrian access from the existing parking to the Treehouse Village (approximately 1,500ft to the northwest) is not indicated. Apparently pedestrian access will be walking on the vehicular access drive or perhaps unpaved path (not shown).
3. No information regarding the adequacy of the existing parking for both the Treehouse Village and its original, or other, purpose is provided? The details of existing the parking lot (number and dimensions of stalls, drive aisles, etc.,) are not provided.
4. The site plan submitted by the Metroparks titled "Site Plan Review – 3520 Waterville Swanton Rd" does not appear to match Sheet A0.1 submitted by Nelson Treehouse and Supply.

### Utilities

5. Provision for power, potable water and sanitary service to the public restroom are indicated. Layout and details of the water distribution to the treehouses, and sanitary sewer collection from the treehouses, are not shown. The Treehouse plans however indicate water and sanitary service to the treehouses is intended.
6. Provisions for site lighting and / or lighting the walking paths to the treehouses and parking areas are not indicated.
7. Is a variance for the construction of a septic tank and leach field sanitary treatment process within the Village limits required?
8. The location of the nearest fire hydrant is not shown. Potable water will be provided via a 2" diameter waterline which is not sufficient for fire protection purposes.

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### Drainage

9. The site area (2 acres) delineated for the drainage calculations on sheet C1 of the DGL Consulting Engineers plan does not encompass all of the Treehouses.
10. The 100 year, 10minute rainfall intensity is shown as 7.71 cfs. We believe the rainfall intensity at the 10 minute mark should be 6.7 in/hr (the NOAA website indicates 6.63 in/hr for this site).The ODOT IDF curve referenced is not limited to Wood County.
11. The infiltration rate of 0.4 gal/day/sf appears to be a default value for septic system leach fields. It does not appear that this value is based on an actual subsurface investigation of this site. Therefore, we are unable to determine if this is appropriate for this site.
12. No swales or other constructed means to convey storm water from the treehouse sites to the infiltration basin are shown so it is un-clear if it is intended that rainfall from the tree house roofs and area around the treehouses is to be collected and routed to the infiltration basin. Based on the drainage area delineated on Sheet C1, and the infiltration basin sizing calculations, it appears that only 2 of the 5 treehouses fall within the drainage area. The general slope of the ground, within the drainage area delineated, appears to fall from west to east toward the infiltration basin, or proposed swale east of the access drive. However, no grading plan is provided, nor enough ground elevations to verify flow patterns of the existing ground.

The ground around the three treehouses with roofs that fall outside the delineated drainage area is likely to fall to the north and west, but again this is not clear from the information provided, and would not flow to the infiltration basin.

13. Due to the proximity of the infiltration basin to the proposed sanitary sewer leach field we recommend the designer of the sanitary sewer treatment system be made aware of the location and details of the proposed infiltration basin.

### Miscellaneous

14. Details of the proposed entrance sign are not provided

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Metroparks Toledo response:

1. They will not provide a drive directly into the Village. (this led into a conversation about response and dispatching)
2. There will be no separate path but a singular access in and out of the village
3. This item was approved at the previous Planning Commission
4. Metroparks Toledo stated that the plans submitted by Nelson were schematic and an early design. What is presented on the Site Plan sheet is correct
5. There will be electricity provided to each but not water or sanitary
6. The pathways will have low voltage LED lighting
7. For the Health Department
8. The fire hydrant is at the road. Chief Wolever stated ideally there would be a hydrant near the village
9. Metroparks Toledo doesn't believe the area will be affected for drainage
10. 7.71cfs should be in/hr
11. It is true that it is a default but was approved a previous meeting
12. Shallow swale around roundabout ; less than 1 ft contour on whole site
13. Sanitary engineer will be informed
14. This item was approved at the previous meeting.

Mr. Bill Pilliod asked about smoke detectors and fire extinguishers. They will be installed.

Mr. Tom Christy who resides on Promenade inquired to the location of the proposed treehouse village to Westpointe Estates. Mrs. Hoelzle showed Mr. Christy on the map.

Mr. Rick Maynhart who resides on Promenade inquired about future expansion; Ms. Zeigler state there was none planned at this time. Mr. Maynhart also inquired about access to the mountain bike trail; Ms. Zeigler did indicate there would be some sort of access.

Conversation then centered on safety concerns of the mountain bike trail and crossing of Waterville Swanton Road as well as Co Rd 1-1.

***Mr. DeGood made a motion to approve the Site Plan for Metroparks Toledo treehouse village, with Mr. Erdman seconding. Roll Call vote. ALL-YES. Motion carried 5-0.***

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*Mr. DeGood made a motion to approve the variance request for a stone drive from the existing parking lot to the treehouse village, with Mr. Young seconding. Roll Call vote. ALL-YES. Motion carried 5-0.*

Zoning Staff Report

No official report

*Mayor Roth made a motion to adjourn the meeting, with Mr. DeGood seconding. Motion carried 5-0.*

Adjournment at 7:50 p.m.

*RdG.*

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Mr. Roger DeGood

