

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

July 3, 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, Mr. Young, Mr. Brown, Code Enforcement and Mrs. Hoelzle, Village Administrator. Mayor Roth was excused.

Mr. Erdman asked a question about meeting minutes as they relate to storm water management. The previous meeting variance was approved contingent on engineer's response.

Mr. Erdman made a motion to approve the June 5, 2018 meeting minutes, with Mr. Dzyak seconding. No further discussion. Roll Call vote. All YES. Motion carried 4-0.

The first substantive item on the agenda was a Public Hearing regarding two variance requests related to proposed signs at 6827 Co Rd 1-1 and 3520 Waterville Swanton Road. Metroparks Toledo requested the variances and Ms. Emily Zeigler from Metroparks was present to speak on behalf of the applications. Ms. Zeigler indicated that the proposed signage is consistent throughout the Metropark district. The current code states the sign base must be 10 feet from grade and Metroparks Toledo requests 4 foot variance to allow the signs to be six (6) ft from grade.

Mr. DeGood made a motion to approve the variance for the sign at 6827 Co Rd 1-1, with Mr. Dzyak seconding. No further discussion. Roll Call vote. All YES. Motion carried 4-0.

Mr. DeGood made a motion to approve the variance for the sign at 3520 Waterville Swanton, with Mr. Dzyak seconding. No further discussion. Roll Call vote. All YES. Motion carried 4-0.

The second substantive item on the agenda was a Site Plan Review of the proposed development at Swan Creek Crossing (just north of the railroad tracks on Munson Road). Mr. Thomas Grywalski from Spire Development spoke on behalf of the project. The proposed development is a 28 unit (21- one bedroom and 7-two bedroom), 2 story senior living facility. Mr. Erdman had a question regarding the safety of the people as it relates to fire safety. Mr. Grywalski indicated there would be sprinklers throughout the building. Further NFPA indicates there needs to be 300 feet for fire trucks to access. With a 150 hose from each side of the building, this will be in compliance.

Next conversation centered on parking. There will be 56 total parking spaces with 3 ADA spaces included in the 56. Mr. DeGood asked about the material and Mr. Grywalski indicates the parking area will be asphalt with concrete for the sidewalk.

Mr. Dzyak inquired why the developers are proposing the dwelling to be so close to the north property line. Mr. Grywalski indicated that noise study was done and the closer to the railroad tracks the harder it is to get environmental approval.

Mr. Erdman asked about storm water management. Mr. Grywalski indicated that it is against the law to dump storm water on surrounding properties. He went on to say a civil engineer ran calculations and the proposed under ground retention is proposed with a slope in parking lot for drainage. There may be surface detention if needed.

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Mr. Dzyak brought up the topic of fire safety again. Mr. Grywalski indicated that it was unnecessary to have a hydrant because of the sprinkler system.

Mr. DeGood made mentioned that he would like the Cleveland Pear to be replaced with a different tree species.

Members of the audience were then able to ask questions. Mr. Pat Quinlan, 106 N. Munson, mentioned the storm water concerns. He indicated that when he rains a lot his yard looks like a lake. He has concerns of sewer capacity. Mrs. Hoelzle mentioned the sewer study which is ongoing.

Mr. Jack Meller, 2103 Co Rd H, also had storm water concerns and indicated that the property in question drains to his property. He mentioned there was 4 inches of water at one point. Mr. Grywalski spoke on storm water concerns.

Mr. Ron Taylor Sr., who current owns the property, spoke and stated that there is basically no fall on the property and went on to mention other issues regarding that property.

Lastly Mrs. Hoelzle mentioned that the property is currently platted and in order to proceed the plat would need to be vacated. She passed along the information to Spire Development.

Mr. Erdman asked about time line. Mr. Grywalski indicated beginning construction in Spring 2019.

Mr. Young made a motion to approve the Site Plan for Swan Creek Crossing contingent on vacating the plat, with Mr. Erdman seconding. Roll Call vote. ALL-YES. Motion carried 4-0.

Zoning Staff Report

Mrs. Hoelzle presented the Zoning Permit and finance information to Planning Commission (in file). There was conversation bout proposed language regarding recreational vehicles and signage.

Mr. DeGood made a motion to adjourn the meeting, with Mr. Erdman seconding. Motion carried 4-0.

Adjournment at 7:34 p.m.



Mr. Roger DeGood