

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

May 1, 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.

Mrs. Roth made a motion to approve the March 6, 2018 meeting minutes, with Mr. Dzyak seconding. No further discussion. Roll Call vote. All YES. Motion carried 5-0

Mr. DeGood made a motion to approve the April 3, 2018 meeting minutes, with Mrs. Roth seconding. No further discussion. Roll Call vote. All YES. Motion carried 5-0

The first substantive item on the agenda was a Public Hearing regarding two variance requests from Metroparks Toledo regarding a Site Plan Review of their proposed trailhead facilities with the Village of Swanton. The trailheads are proposed at 6827 Co Rd 1-1 and 3820 Waterville Swanton Road. Site Plan Review. Variance requests include: creation of permanent aggregate stone entrance drive and parking lot and waiving the mandatory stormwater management plan.

Ms. Emily Ziegler, Chief of Planning and Capital Projects gave a background of the projects. Metroparks Toledo purchased 500 acres of land within the Village. This land will be used to offer different experiences. A mountain bike trail is included which was volunteer and grant funded. Ms. Zeigler stated this regional draw brought in over 60,000 people to try the trail without it being completed. Ms. Zeigler went on to discuss the proposed two trailheads. Metroparks proposed an aggregate base for its parking lot because it is a permeable surface and is consistent with other areas in Oak Openings. It will be made of 8-10 inches of 304 stone; it will be ADA accessible. There are other examples of this at Wire Grass, Westwinds, and Fallen Timbers within the Metropark areas.

Mr. Young disagrees that the proposed paving is permeable. In his professional opinion, it will harden up and become impermeable.

Mr. DeGood has no issue with the permeable surface but he doesn't believe he can negate the stormwater management plan.

Mayor Roth asks Ms. Zeigler about the port-a-johns as she hopes to see something ascetically pleasing. Ms. Zeigler stated that the port-a-johns are meant to be more primitive. They will be screened and has an educational component to it.

As this point members of the audience interject. Mel and Sonya who live across the street on Waterville Swanton ask about the drive into the trailhead. Mr. DeGood and Mrs. Hoelzle explain that the meeting at hand is regarding variance requests and any other questions should be posed to Metroparks Toledo.

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

May 1, 2018 • 6:30 p.m.

Mr. DeGood asked for a motion for 6827 Co Rd 1-1

Mr. DeGood made a motion to approve the variance of permeable pavement for the parking lot at 6827 Co Rd 1-1, with Mr. Erdman seconding. Roll Call vote. DeGood, Dzyak, Erdman, Roth- YES. Young-NO Motion carried 4-1.

Mr. DeGood made a motion to approve the variance to waive the stormwater management plan for 6827 Co Rd 1-1, with Mr. Erdman seconding. Roll Call vote. Dzyak and Erdman- YES. DeGood, Roth, Young- NO. Motion failed 2-3.

Mr. DeGood made a motion to approve the variance of permeable pavement for the parking lot at 3820 Waterville Swanton, with Mr. Dzyak seconding. Roll Call vote. DeGood, Dzyak, Erdman, Roth- YES. Young-NO Motion carried 4-1.

Mr. DeGood made a motion to approve the variance to waive the stormwater management plan for 3820 Waterville Swanton, with Mrs. Roth seconding. Roll Call vote. Dzyak and Erdman- YES. DeGood, Roth, Young- NO. Motion failed 2-3.

The next substantive item on the agenda was Site Plan Review of the proposed new worship facility of Faith Lutheran Church on Dodge Street just west of Ashberry Farms. Mr. Dave Koppleman was in attendance representing the Church to discuss the Site Plan and the Conditional Use Permit request. Mr. Koppleman gave some information about the submitted Site Plan. The proposed facility would be one level. There are existing utilities on property and the developer put in sanitary sewer and water. There are about 12-125 parishioners and therefore 65 proposed parking spaces. It will be slab on grade and the bridge over the ditch will be provided by the County.

Mr. DeGood mentioned that there should be the least amount of lighting splashed over to the residential property to the east.

Mr. Young made a motion to approve the Conditional Use Permit, with Mr. DeGood seconding. Roll Call vote. ALL-YES. Motion carried 5-0.

Mr. DeGood made a motion to approve the Site Plan contingent on the recommendations from Jones & Henry listed in the letter dated May 1, 2018, with Mr. Erdman seconding. Roll Call vote. ALL-YES. Motion carried 5-0.

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

May 1, 2018 • 6:30 p.m.

Mr. Alan Falor who lives near the property on Dodge Street inquired about the ditch near the property. Mrs. Hoelzle advised that ditches are a large topic of conversation at the Village and she will look into maintenance.

Open Forum

Mrs. Crystal Zattou wished to speak to the Planning Commission regarding two parcels on Brookside: 14-025032-00.000 and 14-025036-00.000. Mrs. Zattou and her husband are interested in purchasing the parcels to develop into multi-unit developments. She presented information on six buildings with four units each; plan would be to build three to sell and three to keep for themselves. They would all be two bedroom two bathroom with a crawl space and a two car garage. Mr. Jeff Links who is the listed agent from Miller Danberry was also present and stated he would help answer any questions the Planning Commission might have on this topic.

As there was no formal Public Hearing scheduled, the Planning Commission indicated they wish to see more concrete information.

Zoning Staff Report

Mrs. Hoelzle presented the Zoning Code update recommendations to the Committee of the Whole at their April 23 meeting. The Committee of the Whole discussed some areas which they would like to see clarified or compared to other jurisdictions. No public hearing is set to date.

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

Adjournment at 8:04 p.m.

RdG.

Mr. Roger DeGood

