

**Planning Commission  
October 23rd, 2019  
Meeting Minutes**

**Meeting called to order:**

The Chairman called the meeting to order at 4:30pm. The following members were present: Mr. David Miller, Mr. Dave Waddington, Chairman Mike Zuilhof, Mr. Peter McGory, Mr. Jim Jackson, and Mr. Conor Whelan. Mr. Greg Voltz represented the Planning Department.

**Approval of minutes from the September 25th meeting:**

Mr. Waddington moved to approve the minutes. Mr. McGory seconded the motion. All in favor to approve.

**New business:**

Mr. Zuilhof stated that next on the agenda was an application for Site Plan Approval for adding an additional parking area at 310 East Boalt Street, submitted by Josh Welfle on behalf of 310 East Boalt Street LLC.

Mr. Voltz stated that the application is to expand a parking area and create a new entry off of Hancock Street. The existed zoning is Commercial Service. Existing use of the land is vacant. The lot is located adjacent to other parcels zoned as Commercial Service and also Two Family Residential. The applicant has applied for Site Plan Approval. He stated the applicant has met all requirements for stall width and lot size. A parking island has been added to the east of the final stall on the site plan. The applicant stated that no additional lighting will be installed. He said that the applicant is working closely with Public Works for stormwater related items, including a potential stormwater treatment area in the boulevard. This will remove some parking areas that were within the boulevards, so the Planning Department sees this as a benefit. Staff recommends approval of the Site Plan with a couple of conditions: 1) The applicant provides engineering with necessary drawings for construction including but not limited to: a. Drainage and Stormwater Plans, and 2) All applicable permits from the engineering and building departments are obtained prior to construction. He stated that the applicant is available if there are questions for him.

Mr. Zuilhof asked if the applicant wanted to say anything.

Mr. Dick Brady, with 310 East Boalt Street LLC, stated that the purpose of adding these additional spaces on the property is because the main tenant of the building is Serving our Seniors and an elder law attorney, both who are expanding footprint on the property, and turning what used to be a five-six unit building into a two unit building. He said that as we all age, need for Serving our Seniors has expanded dramatically. The back area is used for employee parking, and they are all maxed out on the 16 spaces that are currently there now. They are expecting by fall of next year, with the federal mandates on Part D of prescription plans, to require them to add at least 50% more staff. The elder law attorney in the building, also serves the elder population. He stated that 310 East Boalt Street LLC owns the property in the front and back of the building.

Architect Josh Welfle, with Feick Design Group, located at 24 East Water Street in Sandusky, stated that he just wanted to request one thing. He said that today he heard back from their engineer, who has been working with Josh Snyder from the City's Engineering Department, and stated that they will not be

able to do a swale. It was going to be between both of the drives, in the island, but because there is bedrock just one foot below the ground, they will not be able to do that. So what they are working with him on is a rain garden design, which would take the entire length of the parking area, to the south, and would be four feet deep. Since they were originally required to have a 100 square foot landscaped area, which is at the top right corner of the new lot, if maybe they could get rid of that since they are going to have the rain garden instead, which will be well over 100 square feet.

Mr. Zuilhof stated that the rain garden would count, wouldn't it.

Mr. Voltz replied yes.

Mr. Brady stated that they would be trading 100 square feet of the shrubs on the one side, for probably 500 square feet of rain garden. The rain garden will parallel the parking lot all the way to the street. It makes more sense to allow water to run off the entire length of the property instead of one tiny 10x10 area, which was originally requested by the City.

Mr. Voltz asked if they would curb with just cutouts within the curb along the length.

Mr. Welfle asked if he is referring to the outsides of the rain garden.

Mr. Voltz said between the rain garden and the parking area so cars do not roll into there.

Mr. Welfle stated that they can do whatever is recommended.

Mr. Zuilhof asked if dry swale does not count as landscaping but a rain garden does.

Mr. Welfle replied yes.

Mr. Zuilhof asked if there was any further discussion.

With no further discussion, Mr. Miller motioned to approve the application subject to staff conditions.

Mr. Waddington seconded the motion. Without any further discussion, motion carries, with all members in favor.

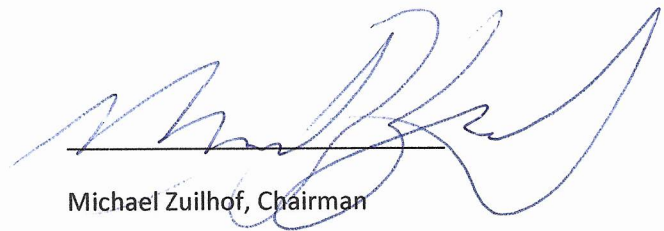
#### **Meeting Adjourned:**

Mr. McGory moved to adjourn the meeting. Mr. Waddington seconded the motion. All members were in favor and the meeting was adjourned at 4:38pm.

#### **Approved:**



Kristen Barone, Clerk



Michael Zuilhof, Chairman