



Zoning Commission

Perrysburg Township, *Established 1823*

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Robert S. Black, *Chair*
Jeff Schaller, *Vice-Chair*
Brett Calvert, *Secretary*
Chuck Ore, *Alternate*

Zoning Commission Meeting Minutes March 8, 2021 6:00 p.m.

Mr. Black, Chair, opened the meeting and asked Ms. Hemminger to take a roll call.

Members present: Mr. Black, Mr. Schaller, Mr. Calvert, Mr. Dannhauser, and Mr. Ore

Election of Officers

Mr. Black entertained a motion for nomination of Chair for 2021, Mr. Schaller nominated Mr. Black to continue in that role, Mr. Calvert seconded. YES – *Mr. Schaller, Mr. Calvert, Mr. Dannhauser, Mr. Ore. ABSTAIN - Mr. Black. Motion Carried.*

Mr. Black entertained a motion for Vice-Chair. Mr. Black nominated Mr. Schaller as Vice-Chair, Mr. Calvert seconded. YES – *Mr. Black, Mr. Calvert, Mr. Dannhauser, Mr. Ore. ABSTAIN - Mr. Schaller. Motion Carried.*

Mr. Black entertained a motion for Secretary. Mr. Black nominated Mr. Calvert, Mr. Schaller seconded. YES – *Mr. Black, Mr. Schaller, Mr. Dannhauser, Mr. Ore. ABSTAIN - Mr. Calvert. Motion Carried.*

Mr. Black asked for motion to approve the agenda for the meeting. **Mr. Calvert moved to approve the agenda; Mr. Dannhauser seconded the motion.** YES - *Mr. Calvert, Mr. Dannhauser, Mr. Schaller, Mr. Ore and Mr. Black. Motion carried.*

Mr. Black asked for approval of the meeting minutes for November 9, 2020. **Mr. Calvert moved to approve the meeting minutes from November 9, 2020, Mr. Schaller seconded the motion.** YES – *Mr. Calvert, Mr. Schaller, Mr. Ore, Mr. Dannhauser and Mr. Black. Motion carried.*

PUBLIC MEETING

SPR2020-01 FRENCH QUARTER SQUARE MAJOR MODIFICATION Parcel #'s P60-400-090101014000 (7.6229 ac) P60-400-090101015000 (1.2833 ac)

Article XIII.C.5. Amendments to Approved Site Plan. / Major Modification

Redevelopment of the former Holiday Inn French Quarter "Holidome" site along Fremont Pike into a multi-tenant commercial development. Approved site plan (ZC 09/14/20) has been revised along the frontage on Fremont Pike. The buildings changed use and shape and now setback farther away from Fremont Pike. Parking lots have been reconfigured and the parking space calculation has been updated. Property is zoned C-2 Community Business District and located within State Route 20/23 Overlay Zone.

Mr. Black asked for representatives, Bill Bostelman with River Rock Property Group and French Quarter Square LLC, and Michael Lentz of Manning and Smith. Mr. Black had a few questions from the township engineer. Mr. Lentz responded to those questions stating that the parking count quantity was corrected; 424 spaces 21 accessible spaces the lighting and utility plans and grading plans were included. The Wood County Engineer has a plat in process that will address closing the perimeter. Building F shares the tract receptacle with Building E, and as far as the stack-up at the drive-up window, there is only one window for ordering; there are two pick-up only type windows at Building A and E. Building B has the only window for ordering. Building B is a single lane, with a by-pass lane. Ms. Hemminger will confirm all the issues with the township engineer. Ms. Hemminger stated that a hearing is set with the BZA for a variance on building F. (Set back).

Mr. Black asked for questions from the commission, hearing none, Mr. Calvert asked if it would be built in phases; Mr. Bostelman stated that building B and C will start within the next few weeks. Building E (multi-tenant) will lag behind 2-3 months. The rest are to be determined as tenants are identified. Mr. Black asked what was slated for Building C, the response: Powerhouse Gym. Mr. Black asked if there was a hotel slated. Building D – is conceptual, but we don't currently a lease agreement with any hotel. Mr. Black asked if Mr. Lentz had anything to add, he stated that water/sewer district has approved verbally.

Mr. Black asked for a motion to approve the site plan, **Mr. Calvert moved to approve pending outstanding items, Mr. Dannhauser seconded the motion.** *YES – Mr. Calvert, Mr. Dannhauser, Mr. Ore, Mr. Schaller, Mr. Black. Motion Carried.*

Mr. Black asked for public comments and comments from the board. Hearing none, Mr. Black asked Ms. Hemminger for what to expect next month. She responded that she has a zoning change for Hufford Road, and possibly Speedway. She also stated that some things were on hold.

With no other business, Mr. Black asked for a motion to adjourn. **Mr. Dannhauser made a motion to adjourn, with Mr. Calvert seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

The next meeting will be April 12, 2021

Meeting adjourned at 6:17 pm

Respectfully submitted,
Liz Avery