



Zoning Commission Meeting Minutes **November 9, 2020 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. Ore.

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

Mr. Black asked for approval of the meeting minutes for September 14, 2020. **Mr. Calvert moved to approve the meeting minutes from September 14, 2020, Mr. Schaller seconded the motion.** *YES – Mr. Calvert, Mr. Schaller, Mr. Ore and Mr. Black. Motion carried.*

Informal Site Plan Review: VITALIA 27661 SIMMONS RD, Parcel No: (P57-400-040402005500) Vitalia Active Adult Community (Solon, OH) requests informal plan review with Zoning Commission members for proposed development of a senior living community at 27661 Simmons Road. Proposed project is a combination of independent living, assisted living, memory care, and villas. Project includes 9.62 acres of land zoned R-5 Multiple Family Residential. Duane Ankney, 2421 Edgehill, Toledo, introduced the Vitalia team, and Gary Biallas,, Solon, Ohio and Karen Averell, Tom Finley. Karen Averell spoke on Vitalia, as skilled care and assisted living Villas. Vitalia encourages socializing and ways to keep the seniors active. To that extent, she spoke on the common areas planned, a demonstration kitchen, bocce ball, and more. Mr. Black asked what her concerns were currently. She spoke on the opportunity to go four stories. She will be meeting with BZA on the height requirement. She feels that the project can meet all the resolutions. They are planning 16 villas, 44 assisted living units and 88 independent living units. Mr. Schaller asked about entrance into the facility as they only have one access point. Ms. Averell stated that the team has worked with other groups to add additional access as required. Mr. Calvert asked for their plan for a barrier between the property and the house behind it. Mr. Gary stated that there would be a border of pine trees and a fence. We will also put in a lot of landscaping and a fountain, as well as a retention pond. While this is not a 55 and older development, but there will be no children. Mr. Schaller stated that irrigation needs to be included. Ms. Hemminger stated that the irrigation plan shall be presented with the landscape plan per township zoning resolutions. Mr. Black asked for a schedule for the project. The Vitalia team stated that once they have met with BZA, it will take about 16 months to complete the buildings. We will have a complete plan after meeting with the BZA.

Site Plan Review: 2020-03 EDWARD H. SIMMONS PARK 0 SIMMONS ROAD

Parcel No: (P57-400-040402001000) Perrysburg Township Board of Trustees request site plan review and approval for development of Edward H. Simmons Park. Park will include construction of an asphalt multi-use path, Dog Park, basketball; tennis and pickle ball courts, playground, pond, archery range, and parking lot with storm drainage are included in this project. Josh O'Neil, design engineer for DGL spoke to the board. Mr. Schaller asked about fencing for the pond. Mr. O'Neil stated it is very fluid at this point and is working with the county on the storm water plan. Mr. Calvert would like the pond to more than a retention pond, but a deeper pond. Mr. O'Neil stated that the pond is meant to be an attraction; the township can address the fence if they feel it is necessary. Mr. Schaller asked about proposed lighting. Mr. O'Neil stated that a lighting plan was not developed as yet. Mr. Black asked for a motion to approve the site plan. **Mr. Black moved to approve the site plan, Mr. Schaller seconded.** YES – Mr. Black, Mr. Schaller, Mr. Calvert, Mr. Ore.

Site Plan Review: 2020-04 RALPHIE'S 27393 HOLIDAY LANE

Parcel No: (P60-400-090101004000), (P60-400-090101005000), (P60-400-090101006000) George Oravec, OCES, on behalf of Bennett Enterprises, requests site plan review and approval for the proposed rebuild of Ralphie's located at 27393 Holiday Lane. Site includes 1.205 acres zoned C-2 Community Business and located within the State Route 20 Overlay Zone. George Oravec, 2807 W. Course Rd, Maumee, present as the consulting engineer for Bennett Enterprises spoke briefly. SWP-3 was the issue; he worked to find a system to avoid water on the parking lot. He is planning a vortex manhole that separates debris from the water prior to disposal; which will make us in compliance with Clean Water Act. We have finished a lot of the plans, and are waiting on utilities on providing service to the site. He addressed an e-mail from Josh O'Neil from November 4– and stated that he now had the answers. We identified a schedule for construction starting March of 2021 and we expect to finish by August, 2021. **Mr. Schaller moved to approve the site plan pending sign-off of the township engineer, Mr. Black seconded.** YES – Mr. Schaller, Mr. Black, Mr. Ore. NO - Mr. Calvert

With no other business, Mr. Black asked for a motion to adjourn. **Mr. Calvert made a motion to adjourn, with Mr. Schaller 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 December 14, 2020

Meeting adjourned at 6:37 pm

Respectfully submitted,

Liz Avery