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## **Zoning Commission Meeting Minutes** **May 10, 2021 6:00 p.m.**

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

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

Members absent: Mr. Black

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

Mr. Schaller asked for a motion to approve the minutes of the April 12, 2021 meeting. **Mr. Calvert moved for approval, Mr. Dannhauser seconded.** *YES – Mr. Calvert, Mr. Dannhauser, Mr. Fisher, and Mr. Ore. Mr. Schaller abstained. Motion carried.*

### **PUBLIC MEETING**

Mr. Schaller proceeded with swearing in of all those who wish to testify or make statements before the Zoning Commission.. "Do you hereby swear and affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?"

**ZLA2021-02** Michael Cappelletty, Cappelletty Engineering, on behalf of Patricia Bennett Nabel, requests to rezone one parcel of land from A-1 Agricultural District to C-2 Community Business District. Property is located on the south side of State Route 20 (Fremont Pike), approximately 350 feet east of Thompson Road and is located within the State Route 20/23 Overlay District. Applicant has indicated they wish to develop a commercial retail center and self-storage facility on the property. Wood County Parcel No. (P57-400-066000015000 (12.16 acres)). Wood County Planning Commission reviewed this application on Tuesday, May 4, 2021 and unanimously recommended approval of application.

Mike Cappelletty spoke on behalf of the owner. The self-storage units are planned for the rear of the property, with an office in front in a retail center. We would like to get it zoned commercial so that we can do so. Mr. Cappelletty discussed an access road for the property as well, but nothing is set in stone, the access is an ODOT decision. Mr. Schaller asked specifically about the access road. Mr. Capalletty responded that they do not have dates set for the project, it was still in a conceptual form. Dave Langendorfer spoke briefly, stating that the dates are dependent on other considerations, drainage approval etc. Mr. Storage is the name of the other facilities that Mr. Langendorfer is involved with, and there are four in Lucas County along with

Jersey Mikes. Mr. Cappelletty continued that discussions with ODOT are in process, so once the zoning is approved, he will pursue the access as well. He stated that the owners are still considering the best way to proceed with the project.

Mr. Calvert clarified that this meeting was just the zoning change, not to vote on the site plan; that the site plan would be reviewed in a future meeting.

Mr. Schaller asked for questions from the audience, Ms. Christine Coultrip, 26786 Thompson Road, asked about the access road, stating that another access road both ingress and egress had been denied by ODOT. She was concerned about the traffic congestion on the road. Mr. Schaller stated that it is a valid concern. Discussion followed. She was also concerned about drainage as prior to tiling that property, her property had drainage issues. Mr. Cappelletty responded that we would have to maintain all storm water on-site. Ms. Coultrip also stated that another issue would be a buffer; Cappelletty, referring to the conceptual plan presented indicated that mounding or solid fencing would be required per code.

Dave Polzin, 26734 Thompson Rd, spoke about the access road as well. He asked if the access road would be at the auto auction. Mr. Cappelletty was not sure if it will be necessary. He has not talked to the auto auction. Ms. Elvia Hague, 26762 Thompson Road, asked if a zone change would stay in place if the self-storage project didn't happen. Mr. Schaller stated that yes, once the zoning was changed, it would be changed until another request was filed and reviewed. The big question is whether the re-zoning is consistent with that location.

Ms. Judy Stewart, 26566 Thompson Rd, asked if it is rezoned to C-2 and the storage units were not constructed, what other businesses are approved for that zoning? Mr. Schaller responded that C-2 per the township zoning resolutions would apply. Ms. Hemminger stated commercial business similar to what you currently see along Route 20 could be approved. Ms. Stewart stated that that was a little frightening. Mr. Ed Stewart asked if Mr. Cappelletty could speak to the lighting plan, and an irrigation system for trees placed on the site. Mr. Cappelletty stated that plans were not that far along, but that on most codes, lighting cannot spill over into the neighborhood. He continued that because of the depth and narrowness of the site, it is perfect for a self-storage facility. Mr. Dave Langendorfer stated that if you drive by the Mr. Storage at 3883 Reynolds Road, you will see the type of landscaping they do, and because the site is fifteen years old, you can see how well they maintain their properties. If you pull in and sit there for twenty minutes, you will find that it is quiet as well. Mr. Tony Hague questions if RV's would be stored on the property as well? Mr. Langendorfer stated that they may have some vehicles stored there as well.

Mr. Schaller asked for other questions from the board, hearing none, he asked for a motion to approve. **Mr. Brett Calvert moved to approve the zoning change; Mr. Ed Fisher seconded the motion.** *YES- Mr. Calvert, Mr. Fisher, Mr. Dannhauser, Mr. Ore, Mr. Schaller. Motion carried.*

Ms. Hemminger indicated the Public Hearing of the Board of Trustees for the zone change would be held either June 2, 2021 or June 16, 2021 for final disposition on the matter.

**SITE PLAN REVIEW PERRYSBURG HEIGHTS COMMUNITY ASSOCIATION (PHCA)**

Julie Apt, Thomas Porter Architects, on behalf of Perrysburg Heights Community Association (PHCA), 12282 Jefferson Street, requests site plan review and approval for proposed fitness and educational addition at PHCA. PHCA utilizes the building for community outreach programs, athletics, after school programs, and food pantry. A variance was approved by the Board of Zoning Appeals on April 20, 2021 for the required rear yard setback. Property is zoned A-1 Agricultural. Parcel Nos. P60-400-180000038002 (1.21 acres) and P60-400-180000038003 (1.77 acres).

Mr. Schaller asked Ms. Hemminger if the commission was approving the final site plan; Ms. Hemminger answered yes. Ms. Hemminger stated that the township engineer reviewed the site plan and had no issues or comments. Julie Apt, Thomas Porter Architects, spoke on behalf of the clients, PHCA. Ms. Apt stated that the addition would be on Jefferson, we are not making any changes to the asphalt configuration, or changes to the ROW. Ms. Apt indicated this was an odd little corner where part is township and part city. PHCA received a grant for this project. It will be behind the existing building, the expansion is 6000 square feet, and the height will be consistent with the current pre-fabed building. It will be a prefabricated metal structure. There will be no parking or lighting changes, Mr. Schaller asked if they had met with the BZA. Ms. Apt responded yes, to address the rear set back on the property. Mr. Schaller questioned the zoning as agricultural; Ms. Hemminger responded that the township owns the property and PHCA operates out of it. Ms. Apt said, yes, we are asking to change your property.

Mr. Schaller asked for a motion from the board. **Mr. Calvert moved to approve the site plan for PHCA, Mr. Dannhauser seconded.** *YES – Mr. Calvert, Mr. Dannhauser, Mr. Fisher, Mr. Ore and Mr. Schaller. Motion carried.*

Mr. Schaller asked Ms. Hemminger what issues she saw for the next meeting. Ms. Hemminger indicated plans for a proposed parking expansion at Fed-Ex Ground may be review.

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

The next meeting will be June 14, 2021 at 6:00 p.m.

Meeting adjourned at 6:42 pm

**Respectfully submitted,**  
Liz Avery