

PERRYSBURG TOWNSHIP ZONING COMMISSION
26609 Lime City Road
Perrysburg, Ohio 43551

ZONING COMMISSION MEETING
January 10, 2005

The Perrysburg Township Zoning Commission held a meeting on January 10, 2005, at 26609 Lime City Road, Perrysburg, Ohio. Robert S. Black, chairman, called the meeting to order at 6:02 p.m. A roll call was taken. There were five members present.

MEMBERS PRESENT: Robert S. Black, Jeff Schaller, Carol Warnimont, John J. Benavides, and Jeffrey Normand.

MEMBERS ABSENT: Arthur Rometo and Stephen J. Stanford.

APPROVAL OF THE AGENDA: Mr. Black asked if there was a motion to approve the agenda for this evening's meeting. Ms. Warnimont moved with a second by Mr. Schaller to approve the agenda. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Schaller, Mr. Normand, Mr. Benavides, and Mr. Black. Motion carried 5-0-0.

APPROVAL OF THE 12/13/04 MINUTES: Mr. Black asked if there was a motion to approve the 12/13/04 minutes. Ms. Warnimont moved with a second by Mr. Benavides to approve the minutes. There were no other comments on the minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Benavides, Mr. Normand, Mr. Schaller, and Mr. Black. Motion carried 5-0-0.

Mr. Black asked if there were any public comments from people in the audience on any non-agenda item, and there were none.

SITE PLAN REVIEW FOR OLDCASTLE GLASS, SPR-2004-15. Oldcastle Glass of 291 M. Street in Ampoint is applying for approval of their site plan for a proposed warehouse addition. An independent engineering firm is reviewing the site plan and checklist. The applicant is revising their plan to take care of the noted deficiencies, and they hope to have the revisions done and an updated letter from our reviewer confirming the changes have been completed.

Mr. Mark Shambarger addressed the commission regarding the site plan. Mr. Shambarger told the commission that basically what they are proposing to them is to fill in a recessed part of the existing plant for Oldcastle Glass on the east side of the building. Use for the addition is going to be for warehousing of material that is

presently stored outside. The building is engineered to match the existing building. That's pretty much it.

Mr. Black asked Mr. Garn if he received a letter from Poggemeyer, and Mr. Garn said yes, there are two different ones. There is one that came with the packet, and then there was another letter that they sent out after that concerning some additional things that were taken care of in the number of deficiencies. Mr. Black asked if they had all been addressed, and Mr. Garn said he does not believe they have all been addressed. He has not checked them out. Mr. Shambarger said he is aware that they have to go to BZA to get the increase in lot coverage. They are adding a couple percent to that lot coverage, so they would be applying to BZA for that variance. Regarding the parking, he has talked to Doug Nusser from Poggemeyer, and he thinks he is in agreement as long as the commission is in agreement with the parking count. The owner's representative says they have more than enough for their maximum shift. The anticipated additional employment by the warehouse might be one or two more employees. It's basically just taking existing employment levels and just warehousing additional materials. Mr. Garn said it's a difference in classifications, and they discussed that. Mr. Black said so there are no other issues to be addressed as far as Mr. Garn is concerned, and Mr. Garn said correct.

Mr. Black asked if there were any comments from the commission members. Ms. Warnimont asked about the storm detention on number 13, has that been addressed. Mr. Shambarger said they have talked to Mr. Nusser and their civil engineer, and with Mr. Garn also. Talking with the owner's rep, they currently have no storm water problems with that system. He thinks Mr. Garn was going to check with the maintenance supervisor. Mr. Garn said he checked with their maintenance department and they know of no problems with storm water. He said that the owners of the park have taken care of different drainage problems.

Mr. Black asked if there were any other comments. Mr. Schaller moved with a second by Ms. Warnimont to approve the site plan. There was no other discussion. A roll call vote was taken. Yes votes by Mr. Schaller, Ms. Warnimont, Mr. Normand, Mr. Benavides, and Mr. Black. Motion carried 5-0-0.

Mr. Garn informed Mr. Shambarger that the plans are on the table and can be signed when the meeting is over.

SITE PLAN REVIEW FOR JJM & ASSOCIATES ON NORTH DIXIE HIGHWAY, NUMBER SPR-2004-16. JJM & Associates is proposing to build a strip shopping area at 29590 North Dixie Highway which is presently occupied by Garrett's Autoworks. An independent engineering firm is reviewing the site plans and checklist for compliance. The applicant is revising their plan to take care of the noted deficiencies, and they hope to have the revisions done and a letter from our reviewer confirming the changes have been completed.

Mr. Mark Shambarger addressed the commission regarding the site plan. Mr. Shambarger told the commission that this project is a proposed retail strip at the corner of Jefferson and Route 25, approximately 10,712 square feet, a multi tenant building. They are proposing probably an occupant or tenant load of 87 spaces. Mr. Black asked if he understood that they are going to shrink the building to go with the number of spaces. Mr. Shambarger said there was a problem with the car park size space size, so right at the end of the process just a few days ago that came to their attention. They have revised the building size and the parking space size to conform to the zoning ordinance giving the correct number of car park spaces, balancing out the building's square footage, and leaving the correct car park spaces. Mr. Black said but that's not the dimensions that they have. Mr. Shambarger said this is the revised drawing, and he pointed it out to the commission. They have not had time to revise all the rest of them. Basically the concept is the same, it's just the building footprint got a little smaller. Mr. Black asked how many square feet is it, and Mr. Shambarger responded 10,712. Mr. Black said that's down from 11,165, and Mr. Shambarger said right. Mr. Black said that does what for them. Does it give them bigger spaces, more spaces. Mr. Shambarger said it gives them the correct size car park spaces. And because the footprint of the building is shrinking took into account having to eliminate a few spots because of the car park spaces going at basically 9 spots, although the zoning ordinance says ten. Mr. Black said so it's the same number of spots, and Mr. Shambarger said they balanced the size of the building and the correct number of car park spots.

Mr. Black asked Mr. Garn if he had any comments. Mr. Garn said a few and commented about the time constraints of getting all this done because different drawings were coming in, and the last week trying to get the drawings in, and get them to the reviewer and so on. Mr. Garn said they have the driveway when the original plan didn't have the back road going all the way through. And in the last week they put the road through, and then made some other changes. They do not have the final drawings done. And if this were to be approved, he does not think that any permit should be issued until the drawing has been reviewed by the reviewer and himself to make sure it complies. Basically there shouldn't be any major changes other than making the car parking areas a little bit larger. Everything else should remain the same. Mr. Shambarger said all the drawings would be changed to reflect the revised site plan in the upper right hand corner. It's the exact same concept. The parking lot did not get any larger, the building got small. Mr. Garn said this will be going to BZA for the front yard setbacks on both Jefferson and Wilson Streets.

Mr. Black asked if the signage complied with the commission's resolution. Mr. Garn said they have not come through with the actual sign at this point. They have the dimensions, and that complies. They have not applied for the sign permit. Mr. Black asked if it was suggested that they might approve the site plan subject to what they discussed, and if that's all that is involved. Mr. Garn said yes. Mr. Black said that would bring everything into compliance. Mr. Garn said the altered design would go to

the fire inspector, and have their plans gone over by him, and get the sprinkler system gone over.

A question was asked if item 16, the islands in the parking, has that been addressed for the new parking layout. Mr. Shambarger said he talked with Mr. Garn regarding that. He thinks there is some confusion in the zoning ordinance. They have six foot wide aisles, the narrow islands, and he pointed them out. They were looking at the section of the ordinance that says it has to be 10 foot minimum in width where a car overhangs, and their cars do not overhang, they are parallel to the landscape. So he thinks that was just a matter of wording of the zoning ordinance. A question was asked, so what they are looking at is these islands as shown potentially meet the spirit of the zoning code, and Mr. Shambarger said he believes so. The square footage, the area of the islands meets the intent, and he thinks there is some wording in there about the edge of the island from the plant material. The plant materials that were selected to go on those islands complies with the spacing.

Mr. Black asked if there were any other comments. Ms. Warnimont asked about the entrance ways on Jefferson that they were concerned about the last time he was before the commission on the informal review on stacking because that was major. There is a lot of industry on the other side of that. She wondered if Jefferson was the one that has the machine place, and further wondered if that had been addressed. There is a light there. Mr. Shambarger said there is a light there. It's the new light they have installed. They felt that seeing how they have an entrance out on to Wilson also, that cars that would be taking Jefferson out would either be going straight through the light, or taking the right hand turn, or basically a left at that light. They are looking at Wilson as being the right turn out, so they weren't too concerned with the stacking at that point. Ms. Warnimont said but there is pavement all the way around that building, so they could go to the back entrance if they felt they had to get around it. Is that correct, you could get from Jefferson, that first entrance, you can go alongside the side of the building to get to the back entrance. Mr. Shambarger said well, as you go to this loading area. Ms. Warnimont said no, around the sides of the building, is that all open there, too. Mr. Shambarger said basically it's loading area. Ms. Warnimont said no, around the sides of the building, is that all open there, too. Mr. Shambarger said yes, Jefferson and Wilson, and then you have your main drive-thru. Ms. Warnimont said no, between the road and the building, is that all pavement for them to drive through, and the answer was no.

Mr. Black asked if there were any other comments from the commission or from Mr. Garn. Mr. Garn said it would just depend on a traffic impact study whether they felt that there were going to be a hundred cars an hour. Mr. Shambarger said this is a low volume, and that it wouldn't warrant a traffic impact study. They are not even close to those numbers. Mr. Garn said usually you will get a note from the engineer if it warrants a traffic impact study.

Mr. Black asked if there was a motion to approve the site plan subject to the applicant getting the revised building size and the parking lot to Mr. Garn before any permit would be issued. Mr. Garn said that would be reviewed by the reviewing firm to make sure that it would comply before a permit would be issued. Ms. Warnimont moved with a second by Mr. Schaller to approve the site plan with the conditions stated by Mr. Black. Mr. Black asked if there was any further discussion. Mr. Black said the memo dated January 7, '05, will be a part of the approval. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Schaller, Mr. Benavides, Mr. Normand, and Mr. Black. Motion carried 5-0-0.

Mr. Garn said when the new plans are done and approved, then he will get them in to sign them. They will be done fairly soon.

ZONING CHANGE APPLICATION NUMBER ZC-2005-01. Penta Career Center who owns approximately 140 acres located at Buck, Bates, and Lime City Roads in Perrysburg Township wish to have their property rezoned. The properties are presently zoned PUD-RS and PUD-MX respectively. They are requesting that the zoning be changed to A-1 (Agricultural). It is recommended that the zoning commission direct its zoning inspector to forward this application to the Wood County Planning Commission for its consideration and recommendation.

Mr. Black asked if there was anyone present representing Penta, and Mr. Garn said they have given him the forms to have them submitted. He does have some drawings anticipating what they are building. Mr. Black asked if any of the commission members wanted to see them. Mr. Garn explained that the commission is asking Mr. Garn to take this down to BG to start the process. Mr. Black said so they have actually given that to Mr. Garn. Mr. Garn said he has the zoning change application completed. Mr. Black apologized. He thought Mr. Garn said he had the form to give them. Mr. Garn said no, it has to be down there tomorrow. Mr. Black asked if there was a motion to approve sending this application down to WCPC. Ms. Warnimont moved with a second by Mr. Normand to send this application to the WCPC. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Normand, Mr. Benavides, and Mr. Black. Mr. Schaller abstained. Motion carried 4-0-1.

Mr. Garn commented that this is one of the more thorough applications he has received. They have done a very nice job. It's a large piece of property.

Mr. Black asked if there was anything else to come before the commission. Mr. Garn wanted to have a little discussion about time elements and what's been happening. This is a prime example of what happened with these applications that came in in their three-week period. They were here one month ago tonight with their informal reviews, and then that left them about one week to get all of their information together and to him to start the three-week process. Well, 3 weeks is just barely enough time, as they can see, to get things done. When they got into this last week, he was still trying to

get everything together to get the packet to the members, and they were still bringing in their drawings, they were still trying to meet with the engineering staffs and so on. So he does not know any way around the crunch. It just seems that there is always going to be a problem at the tail end that they will probably never have a clean thing come in that won't have any deficiencies. Mr. Black said unless they start deferring them. Mr. Garn said for another month. Mr. Black said that's why Mr. Garn is bringing it up, to see how the commission feels. Is it, in fact, appropriate to approve them subject to them coming back with some other deficiencies or a drawing, or should they just defer them a month. Ms. Warnimont preferred to defer for a month. They go through the papers they are given, but it's very easy to miss something that could cause a problem. There are five of them there to catch it. Mr. Black said that's a good idea, because how much is enough, just one or two or three or four items. Mr. Schaller said if it's a significant change, defer it. If not, no. He can appreciate the urgency to get the projects started, but there has to be some point of reason. Mr. Black said it could be a judgment call because they will probably never have them all 100 percent. There is always some item that comes up. Mr. Garn said he has the two notes in there from Mannick and Smith, and those were things that were approved months ago, and they were just finally getting through the final process of getting them all approved and making sure there weren't any more deficiencies.

Mr. Black asked what the feeling of the commission was right now, to defer for a month or just defer the actual building permit that Mr. Garn will authorize and still approve it subject to those changes. Obviously it doesn't matter what the commission approves until Mr. Garn issues the building permit. Mr. Black asked if anyone had any comments. Mr. Schaller said maybe that's the policy with certain exceptions, significant changes. One member said if it's substantive issues involved and you have 19 versus 2, what is the difference. Mr. Garn said that with Perrysburg, that in their process if they have 10 deficiencies, once they reach the number 10, they just hand everything back and they say resubmit. On the other end they have Northwood, and if he understands their process, they go through it but they will not issue the zoning permit until everything has been re-reviewed by the independent engineering firm to make sure that they comply. Mr. Schaller said in some respects the consultants that they hire to review don't necessarily have to do the work-up. The engineers were supposed to be doing it in the first place. He gets some sense of that a little bit that they can kind of do a so-so job, and somebody is going to catch it anyhow. They ought to do a better job. Mr. Black agreed, and he thinks some of the applications have been like that. Of course, they are paying for the engineer's review, so they are suffering the consequences. Mr. Garn said yes, they are paying the bill. Mr. Black said they will continue to handle it the way they have been.

Mr. Garn said the other thing that one of the trustees mentioned was that they were thinking that the commission should just have one permanent reviewer. Mr. Black didn't think that was a zoning commission issue. If they want to just have one firm, that's a trustee issue, whatever they want. Mr. Schaller said they all go about it in a

different manner. Mr. Black would recommend personally that they pick one and stay with one. It's true that each firm looks at things a little differently, but they have all been capable, the three they have chosen. Mr. Garn said very capable, and he has found out that they are all putting their license on the line, so there is a slight difference in what they charge. One of the firms charges substantially more than the others. Mr. Black wondered if that was one of the reasons the trustees brought that up, and Mr. Garn said no, not because of the cost, because the costs are completely passed on. They are not really involved in the cost issue at all. The only reason they brought it up was because Northwood has one, a primary one. The only problem he has run into is nobody wanted to be the primary. They all want to be the primary, but they want to be able to bail out as soon as they got a job and have somebody else walk in and be the secondary. Mr. Black said that is the problem because you wouldn't do any business in Perrysburg Township if you are always going to be the person to review. Mr. Garn said right, and why would you want to be the secondary then. Mr. Black said just pass that along to the trustees.

Mr. Black brought up another item that Mr. Garn said the trustees want someone there for the zoning change meeting on the 18th, and Mr. Black said he would be there. If anyone else is interested, this is the trustee hearing on the zoning resolution changes that they recommended, and it's at 8:15 on January 18th, 2005. Mr. Garn said there will be at least one if not two members of Poggemeyer that will be there. Mr. Black is planning on attending. Mr. Garn said the trustees wanted members there so if there were any questions, they could take care of them.

Mr. Black asked if there were any other items of interest to discuss. Ms. Warnimont moved with a second by Mr. Benavides to adjourn. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Benavides, Mr. Normand, Mr. Schaller, and Mr. Black. Motion carried 5-0-0. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Grant W. Garn
Recording Secretary