

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

ZONING COMMISSION MEETING
October 12, 2009

The Perrysburg Township Zoning Commission held a meeting on October 12, 2009. Robert S. Black, Chairman, called the meeting to order at 6:00 p.m., said good evening, and welcomed all in attendance to the meeting. A roll call was taken.

MEMBERS PRESENT: Robert S. Black, Jeff Schaller, and Ronald M. Hanna.

MEMBERS ABSENT: Carol Warnimont, John J. Benavides, and Jeffrey Normand.

APPROVAL OF THE AGENDA: Mr. Black asked if there was a motion to approve the agenda. Mr. Hanna moved with a second by Mr. Schaller to approve the agenda. A roll call vote was taken. Yes votes by Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried 3-0-0.

APPROVAL OF THE 9/14/09 MEETING MINUTES: Mr. Black asked if there was a motion to approve their September 14th, 2009 meeting minutes. Mr. Schaller so moved. Mr. Black said and they are going to add those notes about items one through whatever they are to physically attach to the minutes so they make a little more sense. Mr. Black then asked if there was a second to that motion, and Mr. Hanna was the second on the motion. A roll call vote was taken. Yes votes by Mr. Schaller, Mr. Hanna, and Mr. Black. Motion carried 3-0-0.

Mr. Black asked if there was anybody in the audience who was present for any other concerns other than the agenda item. He said seeing that there are none, he said they will move on to the next item.

DAVE KUHN OF FELLER, FINCH & ASSOCIATES WILL DISCUSS PUD'S.

Dave Kuhn addressed the commission regarding PUD's. He asked them if they wanted him to do his thing first. Mr. Black said that's why they have him on the agenda. Mr. Kuhn said okay. Mr. Black said they were just talking before the meeting started about what a nice job he did last week describing their options, and as they went down the items, and he channeled his way in to where they needed to go in a very timely manner, and they appreciate that. Mr. Kuhn said oh, thank you. He said he does not expect them to read this all this evening and have their opinions. A member said but there will be a test tomorrow, and Mr. Kuhn said there will be a test tomorrow, yes.

Mr. Black said he did have a question. They were talking about the statutory obligation and legal basis to approve the PUD, and that there would be no statutory obligation as far as actually doing the site plan for the PUD, and Mr. Kuhn said that's what he has been told by a legal attorney. Mr. Black said okay. Mr. Kuhn said he does want to talk to the township's own attorney, too, on this whole thing, because they really should probably have the attorney, once they get the whole code done, look it over. Because there might be some opinion where he is getting it from one person, might be a little bit different from another person, and he wants to make sure of everything before they do their final approval.

But what he will do, and this has expanded quite a bit. It used to be he thinks like 13 pages, and it's now 20 pages. And just some highlights, what he did is this goes through the first couple of pages. He changed the PUD. It has its own district now. The PUD will be its own district, and it will be approved as a PUD. Now, he split the PUD up into four like sub districts. One for residential, one for commercial, one for industrial, and one for mixed use. So you could have a combination of residential/commercial, maybe commercial/industrial, maybe industrial/residential, which he doubts, but you could, or you could have all three of them. So they want to create their own like little community in itself. So the first few pages kind of talk about that, and then he talks about the different subsections of the PUD, what they entitle.

Then this is where he wants them to look at it a little bit more closer. It just starts on page 3 here, it says density and the lot coverage of requirements. He put some percentages for maximum building coverage and impervious areas. He did a little bit of both there because impervious areas is important, especially for parking lots, even in residential because you might have, you know, apartments, villas, condos, whatever. So just for the residential district, he just, as an example here, 30 percent for building coverage, and 60 percent for total impervious area.

On page 4 in the commercial district. And these are averages he found in other codes, so if they want to go higher or lower, it's their judgment, it's their code, so they can tell him what they want. Maximum building coverage for commercial is 50 percent, and maximum impervious surface was 75 percent. For industrial the maximum building was 55, the maximum impervious was 80 percent.

And for mixed use, and he is kind of debating on this one here, and he needs some input from them, is on the mixed district he did maximum coverage of 40 percent, and maximum, and Mr. Black interrupted asking is the building considered part of the impervious percent, and Mr. Kuhn said yes. So really when they are looking at, for example, industrial, 55 percent building, that's roof. 80 percent is roof, parking areas, driveways, and things like that. So they have actually 25 percent more for their parking areas than whatever. So take that back, think about it. And they can let him know, or let Mr. Garn know, and he will let him know one way or the other.

So on the next page he gets more into development standards. The residential, he kept it pretty much as it was now. He read it over. He thinks it looks pretty good. It has a 25 percent common, open space in it, and he thought that seemed to be reasonable for the residential.

On the commercial, he brought it down a little bit to 20 percent. It would be nice if they had some common areas where people could meet, sort of like a Levis Commons. They have their center place where you can meet. You know, something thinking a lot like that.

A couple of things he added in the commercial which is not in residential. Commercial he says landscape retention areas, and that means water, actually water filled retention areas, and that could be concluded as part of the open space if they landscape it and decorate it. But dry detention areas, they don't count those as open space because usually those are nightmares and maintenance headaches, so he was not going to include those. Trying to get them to get away from doing that.

On page 8 in the industrial area, he went to 15 percent for the common area, and industrial, what he is thinking more about there, if anybody is familiar with Arrowhead Park, they do have that little common wooded area that they have walks and all that. It's not really big, but it's about 15 percent, so he was thinking more along that line there. And, you know, allow people during lunch breaks, they can go out and walk in the wooded area. And again, he did the retention areas again, you know, if they have a decorated retention area, water filled that people could sit out there and watch the birds, ducks, and whatever, things like that. Again, dry detention areas he did not count as an open space.

On the mixed on development standards, he went back to the 25 percent again, open space. He allowed landscaped retention areas as being part of the open space. Dry detention not. Let's see here. Also on the mixed, since it could be residential, he talked about the compact residential density, which they talk about density in the residential area which you allow, if they do certain things, they can increase the density in certain areas, and he included that in the mixed. Dwelling units can be anywhere from single family to multi family in that mixed.

Now, this is where he completely changed the way they proceed with approving the PUD compared to what was done before. In Section J, actually on page 11, what he does is the rezoning of the property and the conceptual plan will be actually with the trustees, and Wood County will approve it as part of rezoning the area. And his thinking is they were talking about last time was that developers that complain the most is they would always have to put that final detailed plan together, and they had to spend all that much money, and then they get turned down. His thinking, and these next few pages basically details that the conceptual plan and the rezoning is tied together, and this is what they recommend to the trustees and also Wood County how

they want to proceed. Once that gets approved, then they have to come back for a second step, which is the final plan, and which they approve, but it does not go back to the trustees, and it does not go back to Wood County. That's the difference.

Mr. Black said that's just like a site plan review, and Mr. Kuhn said right. So the final plan is like a site plan approval. It's a detailed site plan approval. Mr. Black said so he approves of this plan, and he approves of the PUD, and Mr. Kuhn said right. Mr. Black said and is the conceptual plan associated with it, and Mr. Kuhn said correct. Mr. Black said that conceptual plan is tied to that zoning, bottom line, and Mr. Kuhn said that's right. And if you read the conceptual, they have to show enough on there to say, you know, what their density is and things like that, and how everything is laid out, but they don't have to go into the details of where do the sewers go, or the pipes go, and all that extra work. They don't have to go do that. It's more of a zoning type of approval, where the detailed plans, it gets into more of the nickel, dime, like they do with the site plans, and then they will approve that.

Now, he is not sure what the trustees think about doing it that way. He does not know if they like the final plan approval. And if they do like the final plan approval, then they can also be apart of this approval. But this is why he called it a draft, because this is his first stab at it. And if they want to see the detailed plan, then they can always make that a recommendation from the ZC to the trustees, and they would approve it again for the detailed plans. So that's something the township administrator, he will need to talk to them and see what their thoughts are. But right now he left them out of it. And the requirement for that final plan and all that is the same as it was before. He did not change that because it seemed to be good enough. He put the preliminary plan to be sort of the plan to be seen between the conceptual and the initial and the final plan as an optional if they want to do that. So they want to get some feedback. Mr. Black said which is what he was talking about last week, and Mr. Kuhn said right. So he kept that in there as an option.

And let's see, the last few pages here, 15 on back, is basically the final PUD plan. He calls it the final PUD plan, which is like a site plan approval, which will go through all the detail items that need to be addressed before anything gets done. And there is a spot in there where he put it before Mr. Garn can issue a zoning certificate, they have to get that final plan approved. So Mr. Garn can't issue a zoning certificate until that is done.

Mr. Garn said just sort of a conceptual idea on this, and they will take Stonegate Villa. Mr. Kuhn said uh-huh. Mr. Garn said it would come in for the PUD on that, it would show where all the buildings would be, where the roads would be, where the pond is, it would show all of that, and Mr. Kuhn said right. And Mr. Garn said it just would not show where the water lines, sewer lines, and all the other things, and Mr. Kuhn said right. Mr. Garn said so the actual PUD would have most of the items there. Mr. Kuhn said right. You know, the things they are thinking about as a zoning, you know, board

or like that, that stuff would be available. Mr. Garn said so the end result would just be to show the site plan review, which would be where the pipes would be, the other grading, and to make sure of all that. Mr. Kuhn said right. And this final PUD plan, you could always call it the final PUD site plan, too, you know, review or approval. You could call it that, too. He is just using some of the language that they have in here because he is not trying to reinvent the wheel, but he is trying to kind of update it, more or less.

A member said he would expect them to have the building sizes and the building percentage of the occupied space, impervious surfaces and all the other, and Mr. Kuhn said right. Right. It just has as a general type of thing; right. Because they have to have that or else they can't approve it based on this. But, you know, look it over. If they see something they want changed, that they don't like about it, let he or Mr. Garn know.

Mr. Black said there was a mention in here about flow charts. Mr. Kuhn said yes, there is a flow chart now in there, and if everybody agrees with that, they are going to re-update that flow chart that will reflect that. A member said it's blank, and he isn't sure he has one now. Mr. Kuhn said uh-huh. Yeah. Mr. Black said there is not one now, and Mr. Kuhn said no, there is not one in there yet. So he will recreate that flow chart with this new information. Mr. Black said that's very helpful. Mr. Kuhn said he found that out, too, that flow charts do help out. Sometimes visual is better than trying to talk it out.

So read it over, see what they think. He said Mr. Garn does not know this, but in the next few weeks he wants to get together with him anyways, because he wants to go over and pick his brain basically. And he has some things he has problems with in there, and he himself has some things that he has problems with with reviewing site plans and all that. And between the two of them, they can get those things all fixed, and then be well on their way to get this thing completed. He would like to have pretty much a draft done by the end of the year, and that depends on, you know, what Beckett and Raedar, how they finish up. It depends on how they come up with things. He might have to change some more things in here to match what they are saying. Mr. Black said and they will maybe have to do some changes in the comprehensive plan as a result of that, and they want to deal with the comprehensive plan also. Mr. Kuhn said so yeah, there might be some areas that would be better just to call it a PUD instead of a commercial, industrial, or whatever like that. So there is their homework. Mr. Black said it appears to fit in with exactly what they discussed and what they wanted. Mr. Kuhn said okay.

Mr. Black asked Mr. Garn if he had any other issues he would like to share with them, and Mr. Garn said no, he does not. He then asked if there was a motion to adjourn. Mr. Hanna moved with a second by Mr. Schaller to adjourn. All members were in favor,

and none were opposed. The motion carried, and the meeting was adjourned at 6:20 p.m. Mr. Black said they will now move into their comprehensive plan meeting.

Respectfully submitted,

Grant W. Garn
Recording Secretary