

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

ZONING COMMISSION MEETING
NOVEMBER 14, 2005

The Perrysburg Township Zoning Commission held a meeting on November 14, 2005, at 26609 Lime City Road, Perrysburg, Ohio. Mr. Black, chairman, called the meeting to order at 6:09 p.m. and welcomed all in attendance. A roll call was taken.

MEMBERS PRESENT: Robert S. Black, Jeff Schaller, and Carol Warnimont.

MEMBERS ABSENT: John J. Benavides and Arthur Rometo. Stephen J. Stanford and Jeffrey Normand were not available.

APPROVAL OF AGENDA: Mr. Black asked if there was a motion to move item 2 C ahead of 2 B which is the issue of Belmont Place, since most of the people in attendance are concerned with that particular issue. Mr. Schaller moved with a second by Ms. Warnimont to re-arrange the agenda. Ms. Warnimont moved to approve the agenda as amended. A roll call vote was taken. Yes votes by Mr. Schaller, Ms. Warnimont, and Mr. Black. Motion carried 3-0-0.

APPROVAL OF 10/11/05 MINUTES: Mr. Black asked if there was a motion to approve the minutes of their commission. Ms. Warnimont moved with a second by Mr. Schaller to approve the minutes. Yes votes by Ms. Warnimont, Mr. Schaller, and Mr. Black. Motion carried 3-0-0.

Mr. Black asked if there was anyone present in the audience who has any other comments that are not included on the agenda this evening, and there were none.

ZONING CHANGE APPLICATION FOR BELMONT PLACE, ZC 2005-09. Informal Review. Earnest C. Conner owns 29301 Simmons Road. This property is being developed by MDM Ltd. They are proposing to change the zoning from R-1 to PUD-RS. It was presented to the WCPC on 1/1/05 and discovered that a newly redesigned PUD footprint was to be submitted. They recommended to deny the zoning change request. The developers have submitted the new design and transmittal letter, and I have resubmitted the revised application to the WCPC.

Mr. Black said this was scheduled for a public hearing this evening. He asked Mr. Garn if he had some comments from the WCPC. Mr. Garn said yes. He has a letter from them dated November 2nd, and he read that letter to the members and the audience. He then said subsequent to that they received a transmittal letter from the engineer for this project, and he read that letter to the commission and the audience. Mr. Black

asked if that meant that the original application has been denied, and they have to file a new application. Mr. Garn responded saying they have revised their initial application, filed a new one and a new drawing with the WCPC, and that's been taken to them for their December 6 meeting, he thinks. Mr. Black said so they need to defer this issue until next month. He recognized there are a lot of people here this evening for this issue, and he would like to give some of them the opportunity to talk on some of the issues. He asked Mr. Garn where the revised one is, and Mr. Garn said the left. He said the one on the right has the circular cul-de-sac. Mr. Black said since Mr. Feller represents the developer, he asked him to make a brief overview for everyone's benefit.

Greg Feller addressed the commission regarding this application. Just kind of a little bit of history of what happened. They submitted to the WCPC. After that submittal he got a chance to meet with the new fire/safety inspector, Eric Schmidt, and they talked about the layout. And obviously they did not like it the way it was, so he suggested eliminating a cul-de-sac, extending the road past building 7 to allow access, and then adding their hammer-head turn-around which is out of the international fire code. So they went ahead and did that after they submitted to the PC. They brought the revised drawings to the PC, and they said well, since they hadn't really gotten a chance to review it, they thought it best to deny it and just have them resubmit in December so they could review the revised drawing. That's why it's going back to the PC.

Mr. Black said that's why he's unclear whether they denied the application and they have to reapply, or they just denied it. Mr. Garn said they denied it and forwarded it. He would say that basically that they took it off and resubmitted a new application to them. Mr. Black said so there would have to be a new application number. He said that's the part where he is confused. Mr. Garn said he still has the old number on there. Mr. Black said right, but did the WCPC require them to file a new application, and Mr. Garn said a completely new application, no, they did not. Mr. Black asked if that was Mr. Feller's understanding also. Mr. Feller said they thought that they just denied it. Obviously they are not the final say, so they kind of were under the impression that since it's a change, but they didn't really change the density or anything, they were kind of under the impression that they could continue on in the process and go through the township.

Mr. Black said they will be deferring this until next month based on the WCPC. Mr. Feller said when he talked to Mr. Garn he was informed that it was the township's desire that they start the process over basically, which is what they are going to do. Mr. Garn said this would be another informal hearing. Mr. Black said the public has been notified that it's a public meeting, and they are here. With so many people here interested, Mr. Black thought they should hear from some of them, recognizing, first of all, that there will be a continuance of this public hearing after they get the information from the WCPC. Mr. Black said if there are some people present that would like to talk on this specific issue or come back next month after they have heard from the PC, he wants to give them the opportunity to speak this evening if they would like.

Jim Murray addressed the commission regarding this application. He told the commission that he appreciates the opportunity to address them this evening. He is not sure if he will be present next month, but he will take the opportunity this evening. Mr. Black said that's why he wanted to take people, particularly those who can't be present next month, and that's who he would like to give priority to. Mr. Murray thanked him. He said his back yard borders part of the 7.3 acres that is the issue that is before the commission this evening. He is speaking in opposition to changing the current zoning from a rural residential district. When he purchased his home more than 7 years ago, it seemed to him that someone put a lot of time and a lot of effort into a master plan for that entire area around Belmont, and it seems to him that all the homes south of Ford Road and west of the golf course were single family homes and not large, multi-family housing building. He thinks by changing the zoning and permitting seven large buildings, this will change the harmonious balance of their residential, single-family neighborhood. On the north side of Ford Road then heading east, east of Simmons, he thinks that's the area that currently has the multi residential type housing, not that area that's being requested behind his house. One other point he would like to raise is that he believes by permitting seven new buildings with 28 single units there, it's going to be an increase in cost and services to the township that the township provides such as new sewers, a new system to handle the run-off, as well as wastewater, street cleaning, snow removal, and services that like. Once again he is opposed to changing it, and he appreciates the opportunity to speak this evening, and he thanked the commission.

Cindy Baroudi addressed the commission regarding this application. She said she does not speak as well as Mr. Murray, but she sure agrees with what he has said. She has a few things that she just wanted to say. She is also upset with changing it from residential to all these homes. Traffic is a big concern for her. Through the years, and she's lived there all her life, and she has seen every change. There is more and more traffic coming down the road. More speeding. Since Bates Road no longer goes through, a lot of people come this way down to Simmons Road. And then 75 now with the new interchange there, getting on 75 there is lots more traffic. Then having 28 more homes, and she asked if that was correct. Mr. Black said units. She said 28 more units, that's upsetting. And with no traffic light, that's just a minor thing. She is upset about it becoming a neighborhood like that. She is also concerned, they are butting up 20 feet from her parents' yard. She was asked if that was on the south side, and her response was yeah, the south side. She asked if that was hedges that they are putting in, that they would like to put in for the development north of that. Mr. Feller said there is an existing hedgerow that runs along there. They had a meeting with the neighbors awhile back, and that was one of the concerns that they wanted to maintain that. Mr. Black said on the north side, and Mr. Feller said on the north side, so he put a note there so that it has to be maintained. Ms. Baroudi said she did not understand that meeting. Her parents were not involved with that meeting at all. Mr. Black asked about the south side. Mr. Feller said they can certainly landscape the south side. Ms. Baroudi said she is concerned about that. Maybe a huge fence would be good. Well,

she does not know. Maybe that would not be good either. She is just thinking out loud here. But they have taken into consideration those people, but her parents have lived there for 55 years, so that's another concern she has. She asked if she said everything that she wanted to say. She asked if anybody had anything else to add. She then told the commission that they all speak for each other. A gentleman said he is concerned about the traffic. The increased traffic that is going to be in there in such a confined area. They can't hardly get on to 795 now with the way the traffic has built up there, and just in the last few years. You have to wait to get on to 795. It's just too many homes being put in there, and he would suggest they keep it the way it is, single-family homes. Mr. Black said he does recognize that traffic has continued to increase, and he asked if there were any other comments, and then he asked if there was a motion.

John Maher addressed the commission regarding this application. This is right behind him. Something that they talked about in the other meeting about cutting all the trees down, and Mr. Murray kind of touched on that. When they all bought their homes, they were looking at a lot of trees back there. In the wintertime when the leaves fall, it thins out, and the turnpike noise picks up, and you can see the turnpike a little better. That's a real big concern he knows for a lot of them is losing all those trees back there. Obviously that's not their property, and they can't control what happens back there, but that would have a big effect on them as far as the noise from the turnpike. One of the other things they discussed at the other meeting was they wanted to cut all that down and put a mound in between, just a border between the two properties, and plant pine trees on it. The neighbors expressed their concern over that, that that is not what they want. So there is a notation on there to leave the existing hedgerow. From that plan there, if they approve that plan, he does not see what they are approving as far something that would border the two properties. It just says leave existing hedgerow. What does that look like. Mr. Black asked if that hedgerow is the same one that is along Ford Road. They wanted that to stay in, and one of the homeowners actually tore that hedgerow down because that's what everyone wanted. Mr. Maher said that's the theme of the whole Belmont Place. Mr. Black said they absolutely agree with him. It came before their ZC when that development first came about to keep the hedgerow on Ford Road, and there is one lot where the hedgerow is gone. He makes a very good point. It's very difficult to make recommendations. Mr. Maher said you can't regrow that. Mr. Black said exactly. Once it's gone, it's gone. Mr. Maher said you can't replant that. The other point, and Ms. Baroudi touched on it, was that intersection down there at Simmons and 795, he invites Mr. Black at 8:00 in the morning to head south on Simmons Road and try and get on 795. Mr. Black said he has been there both early in the morning and at 5 to 6:00, and it's very difficult. Mr. Maher said the way it stands now, that intersection needs to be improved. And if they add more to it now plus what's going on on White Road. There is that development back there. It's just going to add to the whole problem. Mr. Black said they are aware of the traffic issue. Mr. Maher thanked the commission for the opportunity, and Mr. Black thanked him for coming this evening.

Mr. Black asked if there was a motion to continue the public hearing, and then asked if there was one more comment.

Lacey Fix addressed the commission regarding this application. She would just like to state that she lives across the street from the development that's currently being built by McCue. When she was at the township meetings this man said he was going to save the trees there. He wasn't going to cut them all down. There were trees in there that her husband and she could not even put their arms around, and they are gone. He has knocked down pretty much every single tree there. The turnpike noise has increased she does not know how many decibels, but it's quite loud to the point where they have to shut the front windows because it's so loud. Between that and all the extra traffic on the turnpike and the headlights coming, she would hate to see that go on behind her as well. There are enough houses. You look around and there are tons of houses for sale, and she does not think they need all that.

Mr. Black thanked her for her comments and asked if there was a motion to defer the public hearing to next month after they have the information from the WCPC. Ms. Warnimont moved with a second by Mr. Schaller. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Schaller, and Mr. Black. Motion carried 3-0-0. Mr. Black said there will be another public hearing next month on this issue after they have a recommendation from the WCPC. He asked Mr. Garn when the WCPC meeting is. Mr. Garn said the WCPC meeting will be on Tuesday, December 6th. He is not sure of the time, whether it's going to be at 4:30 in the afternoon, or 7:30 at night, or 7:00 at night. Their meeting is on Monday, December 12th. Mr. Black asked Mr. Garn to find out what time that meeting is so someone can call him, and they don't have to call Bowling Green to find out when that is. Mr. Garn said maybe he can find out what time, and include that, and send out a new set of notices. Mr. Black asked if anyone had attended the WCPC meeting that last time. He asked if the PC sends out notices, and Mr. Garn said no. Mr. Black said he did not know that. The comment was made that you have to check the Bowling Green newspaper to get that. Mr. Black said he did not realize that, and he said, let's be sure that everyone gets notice of the time and date of the WCPC meeting so they can go down and voice their concerns if they would like to. It usually is helpful. And he said they would see them all next month on December 12th at 6:00, and he thanked them for coming.

SITE PLAN REVIEW FOR VICTORY PLACE LOTS 6, 7, AND 8. SPR 2005-10.

Dold Development is planning on building apartment buildings on lots 6, 7, and 8. This development is located at the intersection of Tracy and Ayers Roads. Tom Opal of Dold Development is working on this project. An independent engineering firm is reviewing their updated plans and checklist for compliance.

Mr. Black asked if there was anyone present representing Dold Development. He said there is no one representing Dold Development. He asked if there was a motion to defer this site plan review. Mr. Schaller moved with a second by Ms. Warnimont to

defer this site plan review. A roll call vote was taken. Yes votes by Mr. Schaller, Ms. Warnimont, and Mr. Black. Motion carried 3-0-0.

SITE PLAN REVIEW FOR LAKES AT WOODMONT APARTMENTS PHASE II.

SITE PLAN REVIEW SPR 2005-11. Lakes at Woodmont is planning on building three of their buildings in Phase II of this project which will be behind the Lowe's store. Josh Binkley of EMH & T has been working on this project. An independent engineering firm is reviewing their plans and checklist for compliance.

Josh Binkley addressed the commission regarding this site plan review. Mr. Black asked him if he had any comments he would like to share with the commission. Mr. Binkley said he wanted to take a minute to publicly thank Mr. Garn. They have never had the opportunity to meet, but his help in trying to figure out the ways and everything up here has been very helpful. So he thanked Mr. Garn.

At this time the only comments that he has received back regarding Phase II is from Feller Finch as well as a call from Eric Schmidt with his comments, and Northwest Water. He still has not heard anything from the city, and he is not sure if anything has come in from the city. Mr. Garn said they would not hear from the city at all. That would be between he and the city.

Mr. Binkley said most of the comments that Feller Finch noted on there are completely reasonable. A lot of the items pertain to the written requirements which he did not include on the plans, he instead included them in note format and gave those copies to Mr. Garn to submit kind of as a whole with this process. But they very easily can be attached to the plans as far as some of the items, list the description, list the start, end date, add the zoning classification. Most of that stuff he tried to sum up in a plan, in an orderly written submission as opposed to putting them on the plans, just to kind of help eliminate confusion from the contractor. Really he thinks, as they can tell just by looking at the site plan, right now it's primarily existing buildings and existing pavement out there, and the developer at this time just wants to go through and add in three buildings. The one comment he did see in there, comment 19 where they talk about parking spaces shall be 10 feet wide by 18 feet long with 25 foot aisles for 90 degree parking. However, the plan shows spaces to be 9 feet and 22 feet for the aisles which does not meet the zoning resolution. Again, this is an existing drive aisle, and primarily existing parking. At this time the developer is just trying to take the three buildings and superimpose them on to the road that is there. He does not know if it makes a lot of sense to go through and try to add 3 feet on to a perimeter drive that's been approved and it's there at this time. Really those are the only comments he had. He would be happy to answer any questions.

Mr. Black said a lot of these comments it appears that he has actually included in writing, but just haven't put on the actual sheets. Mr. Binkley said right, he submitted to Mr. Garn, this letter here which he had sent 10 copies as well thinking that it would

be kind of included as the whole submission process. And in these he goes through each item, A, B, C, and spelled out in particular all of the requirements per Article XIII. Again, no, he did not put those on the plans themselves. He tried to leave all of the written requirements and printed information like that outside and submit it along with that. He is not sure if Feller Finch received a copy of this. Mr. Garn said he is not sure if they received a copy of that or not. Mr. Binkley said because when he goes through and he reads all these, he has his little notes here where he says okay, this is provided. It was either provided on the revised development plan that he sent which was two pages kind of showing the overall and then zooming in on the three buildings as well as then the written submission requirements. He is not sure if they received those. Mr. Garn said he is not sure they did either. He would have to go back and see. Mr. Binkley said on his transmittal it looks like that was submitted October 14th, and ten copies of those written requirements were sent along with that. Mr. Garn said he is not sure, because he knows he had gotten the drawings to him and other things, and the reviewing process, and he knows that they were having conversations, and he never got back to him to say what he was missing.

And, of course, his letter to him is on November 9th, which is last week, and that's a problem. Mr. Black said it is. And he is not sure that without Feller Finch having reviewed these that they can approve the site plan. He asked how the members felt. Mr. Schaller said it certainly needs to be reconciled. He then asked, that information was not provided to Feller Finch. Mr. Binkley said no, his initial submittal to Mr. Garn included a two-sheet plan which was kind of a revised development. Mr. Garn said and then another plan after that as he remembered, and Mr. Binkley said right, and along with those was his checklist, his written requirements, the adjacent property owner's exhibit, that type of information. And then it was relayed to him that Feller Finch would be the reviewing agent, to go ahead and review the plot grade utility plan as well as the sanitary, and that information was then forwarded on to them for the engineering review. Mr. Black said but not the separate sheet that he shows with 15 items in it, or whatever it might be. That information that he has in front of him right now was not sent along to Feller Finch. Mr. Binkley said yes, this is submitted. Mr. Garn said he does not know right now. Mr. Black said he thinks not knowing for sure that Feller Finch has reviewed that document that he has in his hand, he does not know if it matches with their request of 19 or 20 items.

Mr. Binkley said okay, does the commission allow for approval contingent on items to be worked out by staff and Feller Finch and the engineer. Mr. Black said no, they would require Feller Finch to give them in writing the approval of what he has submitted. Mr. Binkley said okay. Mr. Black said to Mr. Garn that he does not know how to reconcile this letter from Feller Finch with the information. Mr. Garn said he does not know either. A question was asked what the date of the second information was. Mr. Binkley said their initial package was submitted to Mr. Garn October 14th, and then the second, October 25th, was the utility information which would have been the sanitary and the plot grade utility. Mr. Schaller said this was revised on November 9th.

Mr. Binkley said that's why when he got these comments and started reading them he went back to his initial transmittal, and he thought he had submitted this to the township. He did not know if it got lost in translation between. He was not sure. Mr. Garn said he is not sure either until he could look in his file drawer to see. Mr. Binkley said he tried to contact Mr. Kuhn with Feller Finch several times, he thinks on Thursday and Friday prior to this meeting, but was unsuccessful, just to kind of touch base with this. Because that was one of the issues he ultimately has, is if they are making these comments, then that tells him they haven't seen the initial package, and can he get that to him. But he was unable to get ahold of him.

Mr. Black said he thinks they need to defer this until Feller Finch has had a chance to see these. Mr. Binkley said if all these items were addressed to their satisfaction, he is trying to look at a way to not speed up the process, but from an engineering perspective, there is really not any request for any major engineering changes. Most of these are just kind of, and the interjection was typographical. Mr. Binkley said yeah, they want them put on the sheet. Mr. Black said what he gets from some of this is it says add this on your specific sheets and make that notation as opposed to having a separate document that lists those. He asked if that's how he reads that, and Mr. Binkley said that's how he reads it. And again, in reading this, once he read something, he looked back and he saw that in their original submittal that was included either on the two sheets just kind of from a site/zoning perspective, those two sheets, along with this other packet that was submitted to the township, and that pretty much included all of that information that they were requesting. Again, it seems like they just received the utility information, which he knows he sent them that directly. And maybe he was under the wrong interpretation that the zoning information would have been relayed to them as well. Mr. Garn said he just is not sure whether it was or wasn't, or how it was submitted. Mr. Binkley said he was just curious, from an engineering standpoint, if the commission could recommend approval and allow this to be worked out between Feller Finch and them, or if it needed to come back. Because they are stating there that once they have been addressed to the satisfaction of the township they would recommend approval. He is trying to look at a way to save a month if at all possible.

Mr. Black asked Mr. Schaller if he had any comments. Mr. Schaller said if he had approval, is he ready to start prior to getting approval at the next monthly meeting. Would that make a difference to him from a starting standpoint. Mr. Binkley said the way it makes a difference is since they do have a main line sanitary extension, he needs to have approvals before he can submit his sanitary plan to the Ohio EPA. Their review is going to take 6 to 8 weeks. That right there is pushing them into February, which by then all the asphalt plants have already closed down. So this process has already been delayed for whatever reasons. They would have liked to have had this going with underground utilities by now. But a month from this standpoint, no. But that extra month gives him an extra month to get it into the Ohio EPA so they can start their formal review and acceptance for the PTI that needs to be filed. Mr. Schaller said the asphalt plants are not going to close down in February, they are going to close down at

the end of November probably. Mr. Binkley said right. But if they would happen to get their approval from the Ohio EPA in January/February, they could start underground utilities and be ready once the asphalt plants opened in March possibly because there are just 13 spaces that they are adding on for one of the buildings, and that's really the only pavement that there is. In the winter if the contractor elects to, they could always do their foundations, their underground utilities.

Mr. Black said to him if he could get this information to Mr. Garn or to Feller Finch, and he gets a letter from Feller Finch that states, as they say, once the above comments have been addressed to the satisfaction of the township requirements, which would be Feller Finch in this case.

Ms. Warnimont had one question when he mentioned about the parking, if all the rest of the parking with this now is exactly the 9 feet with aisles at 22 that are in existence right now, and Mr. Binkley said uh-huh. She wondered how they approved that if that is not in their zoning book. Mr. Garn said they changed their zoning book. Mr. Binkley said he was sorry. Phase I occurred 3 years ago. Mr. Garn said a number of years ago. Ms. Warnimont said that's what she wanted to make sure about. Mr. Binkley said because of the market conditions or whatnot, the developer's come back. Ms. Warnimont said she just wanted to clarify that. Mr. Binkley said that would be the one thing that he would want to talk with Feller Finch about and make sure that they realize that this plan was approved and accepted under that zoning that was in effect at that time. Because item 19 is really the only item that would effect from an engineering or from that standpoint. Everything else is just add a note here or there. The only other thing which he really wanted to talk with Mr. Kuhn about was the site lighting. All of the lighting out there is existing, and most of that was done as a part of Phase I. That wasn't done by the civil, that was done by Edison electric. He was going to tell Mr. Kuhn that he can get him the cut sheets of what is out there, but they can go ahead and show graphically where the existing poles are, but they are not proposing any lighting at any time. Again, it's just kind of three buildings, and simple utility extensions to serve those buildings.

Mr. Garn said presuming that the rest of Phase II built would be with the new parking regulations. Mr. Binkley said well, the rest of Phase II he would consider Phase III at this point. Mr. Garn said he understands because Phase II, the parking that he's showing for these places is already existing on that street. Mr. Binkley said correct, because originally this development plan was approved with that entire 30 acres of multi-family apartments. They came back, and he is sure most of them sat in for those meetings and are aware that they modified their plan. Even since the last minor change approval here this past January the developer's come back and said well, due to market, whatever market constraints there are, they just want to put three of the buildings in at this time, see how they lease, because they are a little bit of a change from what he hears from the existing buildings as far as size, bathrooms. So they want to just try to put these three buildings in at this time, give it a test run and see how it

goes before committing to the rest of the development. He would have to believe that at that time when Woodmont would connect it up, that yeah, they could relook at and revisit how to make that compliant with today's codes.

Mr. Black asked if there was a motion to approve this upon Feller Finch responding in writing to Mr. Garn that they are in compliance with the Perrysburg requirements. Mr. Schaller said he would make a motion like that contingent with Feller Finch's approval with a second by Ms. Warnimont. A roll call vote was taken. Yes votes by Mr. Schaller, Ms. Warnimont, and Mr. Black. Motion carried 3-0-0.

Mr. Black said the next item on the agenda are representatives from Walgreen's Distribution Center.

Steve Krueller addressed the commission regarding this issue. He brought with him Gayle Frazer, their landscape architect involved in the original design of their landscaping out there, and Doug Binks who is an employee of the Walgreen company who is their site industrial engineer here in Perrysburg.

Mr. Black asked him if he was aware of why they were asked to come. Mr. Krueller said really they were a little unclear on that, to be honest. That's part of what he was going to ask for is some clarification. Mr. Black said all of the members who are here this evening were here when this was originally set up to be the wild flower concept of what wild flowers are, and exactly what's happened over that period of time. He forgets what year it was that that was here. Mr. Krueller said 2002/2003 is when they did the plantings there. Mr. Black said so two or three years ago, and it has not turned out the way it was certainly represented to them in the wild flower context. The performance of the wild flowers, and what you would expect when it was presented at the time, and 3 years later as to what it turns out they are. Mr. Krueller said really about 2 years later actually. They planted them he thinks in '03, and there was a three-year development period on those. He is going to actually turn it over to Ms. Frazer, but he will stand up there as well and interject if he needs to. She can talk a lot more intelligently about the design and the concept of the wild flower. Mr. Black said they have had a number of comments throughout the township from members as well as the general public. They are concerned that the performance as presented several years ago is not turning out to be the case.

Gayle Frazer addressed the commission regarding this issue. She thinks in addressing this she can agree with them that she is a little disappointed, too, in how they performed, but she has not been here to be involved with the maintenance. What is needed to get them to perform like she had sold it to them is some maintenance. She did have some instructions on her drawing, and she does not know if they recall, but she thinks that's what's needed to carry through is a program that maybe she was lacking in not educating them as well as she should have, or following up, but it's a

maintenance program. There is a solution to it, and she did type up a program, and she will share it with the members.

Mr. Black said their concern is they allowed a new type of land cover program, and they have also a noxious weeds ordinance that people drive by and think why aren't they made to cut those weeds three times a year, because that's what they look like. Mr. Krueller said and they do, and that's why they brought Ms. Frazer with them. Mr. Black said there is no question that they do. Mr. Krueller said he and Mr. Binks could not speak intelligently about that.

Ms. Frazer said the first page is really just talking about sustainable design. You know, it's a new concept. Actually it's new to this area. And Walgreen's was just being really progressive in having a sustainable design for their area, and they actually have one down in Texas. She started to read it to the members. Mr. Black said she did not need to read it.

Ms. Frazer went to the second page. This is really what she thinks needs to happen to get the wild flowers to perform like she had envisioned. As they can see, it actually goes up into 2008 or even further on the step 3. But really for the wild flowers to perform like she had anticipated, what needs to happen is this fall they are going to have to over seed in all the open and semi open areas with a native wild flower seed mix, and that exact mix will have to be determined by a soil test. This may involve two or three different types of soil mixtures. She can't tell them as far as wild flower mixtures what it is going to be, whether it's wild flower mixture A, B, C, or what the mixture is going to be.

Mr. Black said so the short story is none of this was done since it's been planted, and Ms. Frazer agreed. What hasn't been done is what is step number 3 which needs to occur, and it was spraying of the noxious weeds. And that has to happen on a regular basis, and that didn't happen. Eventually once the wild flowers all take over, you won't have to have that. Maybe once or twice a year you'll only have to do it. But it does take somebody going through and spraying the thistle, the ragweed, and the golden rod which are three of the main like what they call the noxious weeds. And it has to happen a little bit more often in the beginning.

Mr. Black said, as she mentioned, Walgreen's was being progressive doing this. They thought they were being progressive in allowing them to do it in this area. And they are getting a number of comments that say it's not performing like she was told it would. Mr. Black asked the members if they had any questions.

Mr. Schaller said just some of the comments. He wants to know how you can spray the noxious weeds without killing the wild flowers themselves. Ms. Frazer said somebody has to be trained to do it. Really a professional would recognize them when they come up. You have to do it as they come up. And it's not hard. You can't take a big tractor

and just blanket the whole area. Somebody has to walk through with a backpack sprayer and hit those weeds that are the wrong ones. There are two things that happen. One is you kill the ones that you don't want, and the second is they have to encourage the natives. Thistle and ragweeds are not natives. They were brought here from China maybe, but they are not native. If they encourage the natives by providing seeds and fertilizing, getting them established, they will eventually form a thick enough cover that there is so much competition that those noxious weeds will not persist unless they came from an outside source. But that's how it works. An example of that might be, and she asked do any of them have English Ivy or winter creeper in their yard. It's a ground cover. No one responded. Mr. Black asked what impact does precipitation have to do on this. Ms. Frazer said that is a factor. To get something established, it needs precipitation, but not as much as you would if it was a turf grass like they all have in their yards. That requires a lot more precipitation. A native seed mix does not need as much to get established.

Mr. Black asked Mr. Krueller what his impression was as the operator over there. Does he think he has the where with all to do that. You know, if headquarters says cut back their costs. That's what their concern is. You know, somebody said this is a great idea, and it's progressive, they have done it in Texas, let's do it out in Ohio, and it will save them mowing all that grass, because there is a lot there, and he understands that. Then headquarters says the stock is not doing well, they have to start cutting costs somewhere, and they say, you know, the weeds will grow. That's fine. That's their concern. They have to understand that they get pressure from people that have to mow their noxious weeds three times a year. And they see a brand new facility go in, and they are great for the community, but what they expected is not what they got.

Mr. Krueller said Walgreen's put a big commitment into the community here. It's a hundred and sixty-seven million dollar building. Not only do they bring the jobs to build that, they employ well over 600 people right now. That's not lost to them. This plan, Ms. Frazer came out and did the site assessment and developed this plan. They have spoken a little bit to their architect, and they will work with Ms. Frazer and their in-house architect, an actual Walgreen's person. And the longer term, this is probably a cheaper solution for them than mowing. Even if you look at it from a bush hog stand point. The bush hog, and he does not have anything to present to them on costs, but is relatively expensive. Mr. Black said this ultimately is nicer, and Mr. Krueller agreed. He said they take a lot of pride in their building overall. They maintain the outside of it. They employ some Wood County special needs people to help them maintain their building in addition to the 600 employees. They take great pride in the way it looks externally as well as internally. Mr. Black said he does not want to be lost in the fact that they have a hundred and sixty million dollar facility. Mr. Krueller said he knows that, and they are not. Mr. Black said they take pride in people saying what can you do about this, and that's why they asked them to come here. Mr. Krueller said they will work with Ms. Frazer to get a solution.

Mr. Black deferred to Mr. Garn. Mr. Garn said he talked to Jeff Normand today, and he happened to mention about this. And not being negative negative, but he said the state has tried this in a few locations. And he said the one place that he has never seen, which is Maumee Bay State Park golf course, that evidently the wild flowers really looked good for the first year or two, and then there were problems since then. It's a maintenance problem.

Ms. Frazer said it's a matter of taking the right seed mix. And if you take the right seed mix that works with the soils. And honestly she did not do a soil test the first time and she should have. It was a new concept for her also when Walgreen's asked her to do this. She did talk to a consultant, and the consultant didn't tell her to do a soil test. And since then she has actually talked to a consultant, and it's like you can't just take any mix. And it makes a lot of sense, and she does not know why she never thought of this. That you have to do a soil test, and that's why she's saying it might be two or three different types of mixes depending on the soils and the more natives you do. Everybody loves Poppies, but they are not native here. So the first year you will have it bloom, but then it's not going to continue to thrive. So you have to get the right seed mix for the soils.

Mr. Black asked her if she thought in 2 years they would see improvement. Ms. Frazer said yes, with the right TLC, and that's what she's thinking, that it would be 2 years. But it is a hard concept for people to understand. Proctor and Gamble down in Cincinnati did that concept about 10 years ago, and people did not understand at all. And to educate the people they put birdhouses out there because everybody thought they were not maintaining it. But it was designed that way. And it's a little different concept.

Mr. Krueller said they have not reached their full 3 years of having them planted yet either. Even though they may have some maintenance to do, they have not seen a full evolution of what they have already put in place. He asked Ms. Frazer if that was correct, and she agreed. Mr. Schaller said looking at it this year, it's hard to see much evidence out there. It's not terribly colorful at the moment, and it certainly wasn't going in the direction they anticipated. Mr. Black asked Ms. Warnimont if she had anything, and she said no. Mr. Black said they are obviously well intentioned and want to do it. In fact, he did not know it would take that long either.

Mr. Garn said he would like to know exactly is this going to be all of their property is going to be in wild flowers. Because there is a drawing up there, and he is trying to figure out exactly on that so that they all know. Ms. Frazer said the dark green area is mowed, and Mr. Garn said right. Ms. Frazer said there is another area right here, and actually out on Oregon Road is mowed, and they also maintain a little bit here. That she proposed that, and it looks nice. So this entrance way and this entrance way. Mr. Black said so all the dotted, or he can't tell what that is. Ms. Frazer said yes, all this is wild flowers. Mr. Garn said okay. That's what he needed so he knew what he was

reading on the drawing. Ms. Frazer said Walgreen's has done small routes out to Oregon Road and trying to keep it nice out there. That's where they have the mowed area. Now, there is a stretch out there that's not their property, though. It's the Ohio Department of Transportation. Mr. Garn said approximately how many acres of wild flowers are there, 50 acres or 30. The comment was made it looks like about half the site. A question was asked what is the site, and the response was 120 or 30. The comment was made so it's probably 50 acres. Ms. Frazer said 47 comes to mind.

Mr. Black said he appreciates them coming in. Mr. Krueller said they were a little confused why they were coming, to be honest. He knows they have communicated with Bruce Schmeidel somewhat. Mr. Garn said the township officials have all sent out weed notices on this. They have had even an ex trustee turned them in for noxious weeds. That's why it had to be mowed, because they just looked and saw the thistles, and the Queen Ann's Lace, and said that's noxious weeds, that's not wild flowers. In some other country they are wild flowers, but not here. And this is even recently. He thinks they are in the process right now of sending out another noxious weed notice because somebody else had put in a compliant he thinks in the last few weeks. Mr. Black said about this location, and Mr. Garn said yes, this location. So this is why this was brought up. This is in their department head meetings. Mr. Krueller said and they figured they have to answer to others. Mr. Garn said they were all looking to see some pretty flowers at some point. Ms. Frazer said it's not going to be flowers all the time. That's just the way Mother Nature works. Those are called annuals. You are not going to have color constantly. You see it in bits and pieces, and sometimes it's a mixture. There are periods that are higher and lower. It takes a little bit more of an appreciative eye because there are textures also.

Mr. Black asked Mr. Krueller if he thought it would be unfair to come back in in 2 years and just share with them the progress, and Mr. Krueller said that would be fair for them to come back in a two-year period. Mr. Black said just to give them an update. Mr. Krueller said they could do that. Not a problem. He asked if they would send them out a notice to bring them back in 2 years, or do they want them to just come back. Mr. Garn said they may want to once a year get in contact with their clerk just so that someone in that area knows, and Mr. Krueller said, their plan and their goals. Mr. Garn said how things are going, because they are very interested. They were thinking it did not work at all.

Ms. Frazer asked how Perrysburg defines a noxious weed. What is on that list. Mr. Garn said it's by the State of Ohio. He thinks there are approximately 13 noxious weeds. Ms. Frazer said she knows a few, but she does not know all of them. She can work with their landscaper, the person that maintains their lawn for them. Mr. Garn said the big one they will see in this area are the Canadian thistles. Ms. Frazer agreed. Mr. Garn said and those will spread from neighboring fields. They are going to show up all over the place. Ms. Frazer said that's a tough one. Mr. Black thanked them for

coming in. He knows they have more important business than that, and they appreciate it. Mr. Krueller said they are part of the community.

Mr. Black asked Mr. Garn if he had anything else. Mr. Garn said he was talking to Ms. Warnimont about an issue, and Ms. Warnimont said she was wondering about last month, the easement that they talked about that was supposed to have been done. Mr. Garn said they were going to do it. On the property the easement is very interesting because he is not sure that they can legally issue an easement to themselves. This is the easement on the parking areas. Mr. Black said you can issue an easement to yourself because if you ever sell it, it's recorded and it goes with the land. In fact, you should do that. Otherwise you might forget when you sell. They did that. They had property, and they had a pipeline on their own property, and they have an easement to themselves if they ever sell the property. Ms. Warnimont asked if they had come down at all, and Mr. Garn said he knew that their attorney had come back with a problem and allowed that.

Mr. Black asked what was the other thing that Mr. Garn wanted to share. Mr. Garn said he talked to he and Mr. Schaller but not Ms. Warnimont about the auto auction, and it's the possibility of them coming back in and revisiting the plan on the mound. Because the agreement is very interesting to try and follow as to what is taking place, but originally it was supposed to be green and blue spruce tree on there, and it's been intermixed with Norway Spruce. And they are also quite large in size. They have been there he does not want to say since day one, but they seem to have been because they are all nice and erect. They don't look like transplants. And so one of the neighbors is quite upset that they are not just the blue and green spruce there. Mr. Schaller said, they just realized it now. Mr. Garn said he thinks only because when they planted the latest trees they had tags on them. Mr. Schaller said if nothing else, Norway Spruces grow faster than the blue and green. Ms. Warnimont said, and it provides enough of the protection that they wanted. Mr. Garn said as far as he knows, yes. But this is something, when there was that list issued by the neighbors, it just said item A that they were to be dense. It didn't list what kind of trees, it said dense shrubbery, or dense covering. So it's been those color trees go back to the previous owner. There may be a revisiting of that issue. Mr. Schaller said replanting is impractical. Mr. Garn said he knows, and they are still working, and they do still have to irrigate the site. Mr. Black asked if there was anything else from Mr. Garn, and he said that was it.

Mr. Black asked if there was a motion to adjourn. Mr. Schaller moved with a second by Ms. Warnimont. All members were in favor, and none were opposed. The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Grant W. Garn, Recording Secretary