

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

Zoning Commission Meeting  
December 11, 2006

The Perrysburg Township Zoning Commission held a meeting on December 11, 2006. Robert S. Black, Chairman, called the meeting to order at 6:00 p.m. A roll call was taken. The meeting was tape-recorded. Grant W. Garn, Zoning Inspector, was also present.

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

MEMBERS ABSENT: Ronald M. Hanna and Jeffrey Normand.

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

APPROVAL OF 11/13/06 MINUTES: Mr. Black asked if there was a motion to approve the November meeting minutes. Ms. Warnimont moved with a second by Mr. Benavides to approve the minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Benavides, Mr. Rometo, Mr. Schaller, and Mr. Black. Motion carried 5-0-0.

Mr. Black asked if there were any comments of interest to the ZC that were non-agenda items, and there were none. He confirmed that everyone in the audience was here for Wal-Mart.

**SITE PLAN REVIEW, WAL-MART SIGNS, SPR-2006-06.** Wal-Mart plans on building a retail center on the NW corner of Fremont Pike and Simmons Road. Shelli McDaniel of PB2 Architecture would like to discuss the proposed signage for this location. They have applied to the BZA for variances to our sign code. The engineers from Atwell-Hicks would like to give an overview of the changes that have been made to this proposed store.

John Nadratowsky addressed the commission regarding this application. He told the commission that he wants to go over the revised site plan that was submitted a couple of weeks ago on the store reduction square footage, and the architects are also here to talk about the building sign package. If they would like, he can go over the site plan first. Mr. Black said that would be fine.

Mr. Black said as he understands, the city has approved this site plan, and Mr. Nadratowsky said they have. They approved the site plan. They approved the building elevations with one condition, and he has to talk about that.

What they have done is the last time they were in here for site plan approval they were proposing a store, a one ninety-five store, which is an equivalent to about 203,000 square feet. Since then Wal-Mart has reduced the building size significantly to a prototype they refer to as a one seventy-six which is approximately overall about 15,000 to 20,000 less square footage of the building. It's still considered a super center because it still has a grocery box on this side, and the retail is still on this side. Basically what they have done, as they can see here in the orange, this is the way the building was shaped with the larger building that they are eliminating which includes the TLE component or the automotive oil change component, and they have eliminated a portion of the grocery side. Basically they held this corner of the building and brought this building away, and this blue is old paving area. Brought that curbing away from the ditch owning neighbor to create more landscape space here. Because the building size was reduced, it reduced their parking requirement as well. As they can see here, they eliminated some parking spaces and created green space here, and they eliminated some parking spaces and created green space over here as well. The site plan is relatively the same with the exception of the less parking spaces on the east and west side. They added a landscape area here to eliminate some of the pavement that would have been there if they would have just taken the TLE off and paved it. They re-arranged some parking which will be back here as opposed to up here to create the green space. This landscape plan just reflects those changes. There is a landscape area here.

The one condition that he spoke of that the city placed upon their approval, and he told Mr. Garn earlier that he brought some elevations to update the package. On this elevation that's hanging on the board they will notice right here, the Wal-Mart sign with the flat building area here, the city as asked the architect to create a little more depth there, so they varied the height of the wall, kind of broke the wall up and placed the sign on the top of that area. So with the city's prospective again, it's more of a depth to the wall than a flat wall there. He asked if anybody had any questions.

Mr. Black asked if all the landscaped areas are irrigated, and Mr. Nadratowsky said they are. Mr. Black asked if there were any other questions. It was asked what color is the Wal-Mart, red or blue. The response was the actual sign. Mr. Garn asked him to identify himself.

Chris Broshears addressed the commission regarding this application. He said the actual building signs, these are actually blue. They may have changed from a previous submission. Their client thought the red was a little too intense with the color they have chosen, so they have asked that the colors be changed to the blue. What they are presenting now is mainly blues, and it's a dark blue, so it's closer to what the

podium here is painted, and then the white signs. Mr. Black asked is the color in the application. Are they saying it's blue. It does not look like it's blue on these. Their response was yes, all the smaller signs are blue. It was asked is the Wal-Mart white. Their response was the Wal-Mart sign is white. Mr. Black said there was a discussion at the Perrysburg meeting whether it was red or white, or red or blue, and that's what he is trying to figure out. Their response is the actual Wal-Mart signs are white. The only one that is blue is over here on the pharmacy which is on the other side of the building, and that's a lot smaller. That sign there.

Mr. Black asked if there were any other comments. He then asked if they have an application with the BZA.

Shelli McDaniel addressed the commission regarding this application. She said part of their application for the signage, they were put forth to identify the services that are offered in a clear manner. They have four entrances and architectural features to their building, so they are seeking a variance for some more signage for the building. Mr. Black asked what are the specific variances. He asked if she could show them. Ms. McDaniel said the current ordinance allows for two signs and a maximum of 525 square feet. She said as far as the building, it will have four entrances. It will add architectural features to the building for the signage, direction, and the services and goods that are offered inside the store to help the customers a little more about the building.

Mr. Black asked Mr. Garn if he had any comments. Mr. Garn said he could read to them what he has printed up for the advertising for the BZA, what they are going for. Mr. Black said okay, and Mr. Garn read what he has printed for the BZA. He said now, if their zoning code were changed slightly, they could apply for a different type. Instead of master site plan, go through their other sign resolution which was set up for shopping centers, and that would not even go to the BZA, it would be completely approved here at the ZC for whatever signage they would like to approve for a PUD under that other part. That would affect their other lots in front, and they would have to have the same type of signage to have uniform signage. That might be something that the ZC would like to look at in the future for sites like this.

Mr. Black asked if there were any other comments from the members, and there were none. He asked if there was a motion to approve the site plan subject to the BZA on the signage issue. Mr. Rometo moved with a second by Ms. Warnimont to approve the site plan noting the BZA variance. Mr. Black asked if there was any further discussion, and there was none. A roll call vote was taken. Yes votes by Mr. Rometo, Ms. Warnimont, Mr. Benavides, Mr. Schaller, and Mr. Black. Motion carried 5-0-0.

Mr. Black asked Mr. Garn if he had any other items he would like to address this evening. Mr. Garn said not other than the ongoing problems that Wal-Mart still has

with the city. He does not know if they want to address the board on some of the continual problems.

Mr. Nadratowsky addressed the commission regarding the ongoing problems with the city. He said to let him grab the utility plan here. He did not bring the utility plan, but he can use this. Just to give them a little bit of background, they are currently ready to submit their third drawings for engineering review with the city. They have worked pretty much everything out. They have had one re-occurring problem that they are being very stubborn on. With the original design that was approved here by the township they have these outlots, this roadway, this street, the leased area, the entire Wal-Mart store going to this detention pond in the rear with the understanding that this roadway water would be conveyed through this private storm into this private detention, and they would provide an easement for maintenance. The city has told them that they would not approve that. So what they want them to do currently is they want them to take their roadway water out to Simmons Road, all this come up here which adds an extra storm sewer to come out here. Rossford has stated that there is capacity in this line to pick up this roadway water. The bigger problem they are having is conveying this storm water from this property back to here. The city has said they would not allow them to put a piece of storm sewer underneath the roadway to drain this property back to their pond. When they contacted Rossford about taking this water across to Simmons Road, they were hesitant noting maintenance issues with their pipe. They were concerned that this might cause some maintenance issues, and they would be taking on maintenance issues caused by a property that was not in their jurisdiction. So they have tried to argue with the city and discuss with the city that this has been allowed in other places.

They have done it in other places, in Sandusky, Ohio, for instance. They have done it in Ohio where they have piped all of this this way, and they have an easement. Their pond is oversized as it is. They don't feel it would be a maintenance issue. They don't feel it would be a volume issue that will cause any back-up on this road. That's what they say they are concerned about. That right now is the biggest stumbling block with them is to get those plans to a point where they can approve them, and get them in, and let them get going. Wal-Mart plans to send this project out to bid, and he thinks February 10<sup>th</sup> is the new date. The first week of February is the new out to bid date with anticipated construction somewhere probably middle to end of March. Mr. Black asked when will they expect to open. Their response was it depends on how the weather is in March, part of it. It's 10 to 11 months of construction is average.

Mr. Black thanked them for sharing that with them. He asked if there were any other comments. Mr. Garn said he talked to Mr. Kuhn today, and he sees no problem with what they have done, and he said it would normally be approved in most other municipalities. Perrysburg for some reason is being very sticky about it. Mr. Black thanked them.

Mr. Black said the comprehensive plan had their first meeting a few weeks ago, and they are going to have a separate link on their website, but it's not on it yet, if anyone is interested in the progress that's going on there with the comprehensive plan.

Mr. Garn said the other thing he had was he will call it a failed threat that he mentioned to Mr. Black on the city the other week where they came in, and they are now stating that since the township is unzoned, that they can re-implement the three-mile radius, and water and sewer do not matter. They can look at any plans and have approval over anything within the 3 miles of the city, which would take in all the way to Owens College. Mr. Black said they have not stated whether they actually will, and Mr. Garn said right, they have not, but he can read between the lines that it will be at some point forthcoming he would think, or they would give it a try if they get things taken away another way to keep sticking it to the township, or try that.

Mr. Black asked if anyone else had anything else, and no one did. He asked if there was a motion to adjourn. Ms. Warnimont moved with a second by Mr. Benavides to adjourn. All members were in favor, and none were opposed. The meeting was adjourned at 6:17 p.m.

Respectfully submitted,

Grant W. Garn,  
Recording Secretary