

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

ZONING COMMISSION MEETING
February 11, 2008

The Perrysburg Township Zoning Commission held a meeting on February 11, 2008. Robert S. Black, Chairman, called the meeting to order at 6:00 p.m., said good evening, and welcomed all in attendance. He said to Mr. Garn, let's do a roll call, please. Grant W. Garn, Zoning Inspector, was also present. The meeting was tape-recorded.

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

APPROVAL OF 1/14/08 MEETING MINUTES: Mr. Black asked, is there a motion to approve the minutes with Ms. Warnimont point out one change on page 7, 4 lines down, when they talk about a 20 foot tower which is not all that high, rather than the high. Just a minor change. He said with that change, is there a motion to accept the minutes. Ms. Warnimont moved with a second by Mr. Schaller to approve the minutes with that minor change. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Schaller, Mr. Benavides, and Mr. Black. Mr. Rometo abstained. Motion carried 4-0-1.

Mr. Black said at this point in the meeting they take public comments from anyone that wants to discuss anything with them that's not on the agenda. He said seeing that there are no other people here other than agenda items, they will go on to their first item on the agenda.

SITE PLAN REVIEW FOR SPEEDWAY SUPERAMERICA LLC, SPR-2007-04.

Speedway SuperAmerica owns the property at 9939 Fremont Pike, which are the two parcels located at the southeast corner of Fremont Pike (US 20/23) and Thompson Road. They would like to build a new gasoline station and convenience market at this site. Amanda Moore of Speedway SuperAmerica will be presenting the proposed site plan. An independent engineering firm is reviewing the plans and checklist for compliance. Our fire inspector is also reviewing this submission.

Amanda Moore addressed the commission regarding this site plan review. She said they would like to request a continuance so they can work with the township some more on the plans for the potential access road in the area, and also address the comments of the reviewing engineer. Mr. Black said before they act on that, she probably will want to have a little discussion. She said yeah, that's fine. Mr. Black asked is there a motion to continue this application. Mr. Rometo moved with a second by Mr. Schaller to continue this site plan review. Mr. Black asked if there was any other discussion from the members, and there was none. A roll call vote was taken. Yes votes by Mr. Rometo, Mr. Schaller, Mr. Benavides, Ms. Warnimont, and Mr. Black. Motion carries 5-0-0. Mr. Black thanked her, and she said you're welcome. She said they look forward to working with the township.

She then asked if there were questions they could address at this time from their review. Mr. Black asked if any of the members had any comments, and no one did. Mr. Black said one of his, if you notice that the overlay zone of the township, and from Thompson Road to Simmons Road, he is not sure there are any accesses at all on 20, are there. And he guesses what they want to see is some type of continuance of Thompson Road further east, and where those accesses are or whatever. And he knows they talked about on the access road, and he guesses that's the area where they are looking at it. He does not know if they have any other thoughts, or had any discussions with the commission. Ms. Moore asked was he referring to the adjacent property owner. Mr. Black said it just all comes up what he is talking about there, and he did not know if she wanted to share any thoughts along that line or anything. Ms. Moore said they have not had any real discussions at this point yet. Mr. Black said okay. He said what he means of the thoughts conceptually she might want to share with the rest of the commission members what her sort of thoughts are on there.

Ms. Moore said yes, they just want to work with the township. They understand there are safety concerns in the area, and access in this area is limited. So they are looking at possibly different layouts that would not have access on to Thompson Road, which is shown on their current site plan. So that when the access road is put in, access to the site would come off of that and also the US 20 access. So it would eliminate potentially this, or at least eliminate the right-out where they are investigating different layouts with traffic studies and things like that to see what would work best for the area there. Mr. Black said to keep people from trying to turn left on to Thompson Road out of that access, or turning left off of Thompson heading south to go in that way, and Ms. Moore said yes. They understand the township has a lot of concerns with that, so they are working on some different layouts and engineering to try to see how that will work with the access at this site. And she thinks it will. And with the potential access road, there are different scenarios that they need to investigate. Therefore, they are requesting the continuance.

Mr. Black asked if there were any comments from anyone else, and there were none. Mr. Black said the one other thing is the traffic study. He knows that was one of the

requests from the ZC's end and theirs. And where are they at on that. Ms. Moore said yeah, she really needs to coordinate she thinks as far as what the township would want. She is assuming a large traffic study of the area, and not just on theirs. Mr. Garn and she needs to communicate, especially on that. And if there are any special requests that they would have, or just work with Mr. Kuhn on that traffic study and make sure it addresses all that. Mr. Black asked Mr. Garn if he had any comments. Mr. Garn said so far he thinks DGL has done all the traffic studies in that area, so they could hire, through Feller Finch, could hire DGL to complete, or have a more complete traffic study for that whole area all the way down to the stoplight that goes into the Home Depot and Target. Mr. Black asked if he had had any discussions recently with anyone about the traffic study in the last week or so, and Mr. Garn said only he has talked to Mr. Kuhn so he knows what's happening, and also he thinks that Mike Stormer also has an idea of what's happening in the area, what they are planning, anyway.

Mr. Black said so he assumes with this continuance, they are not planning to go to the BZA, and she said no. No. She then said would they want her to contact Mr. Kuhn to work on the traffic study, and Mr. Garn said probably that would be advisable, because he is feeling that the township is going to be paying for part of it, and Marathon will be paying for part of it, because the traffic study is more involved than just their location only. Ms. Moore said okay. Mr. Black said and the township recognizes that it's the township's position that Marathon Speedway is working with them to get them to some conclusion that they all can live with down the road. Ms. Moore thanked them. Mr. Black said you're welcome to her and thanked her for coming in.

SITE PLAN REVIEW FOR PERRYSBURG TOWNSHIP FIRE AND EMS ADDITION, SPR-2008-01. Perrysburg Township owns the property at 26711 Lime City Road. They would like to build a new fire and EMS station on the north and west sides of the police building. The police department would like to build an addition to the east side of the building which fronts Lime City road. Jeff Waldron, PE, of the Mannick & Smith Group, is doing the site engineering work, and the Vetter Design Group is the architect for the project. An independent engineering firm is reviewing the plans and checklist for compliance. Our fire inspector has also reviewed this submission.

Mr. Black said they don't have anyone here yet, do they, to Mr. Garn. Mr. Garn said no. Mr. Black said if it's all right with everyone, why don't they go to Item D, the PUD Amendment for Tracy Creek Apartments, while they are waiting. None of the members objected.

PUD AMENDMENT—MAJOR/MINOR FOR TRACY CREEK APARTMENTS. The Edward Rose Co., LLC, owns the Tracy Creek Apartments on Tracy Road. They are asking to amend the PUD-RS to allow the construction of a fitness center that would be located near their community building. Included, please find copies of the site plan and pertinent correspondence. Please review Article VI Section I which deals with PUD

amendments. Your decision will be forwarded to the Perrysburg Township Trustees for their final decision.

Jim Hall addressed the commission regarding this amendment. He said they are the owners and developers of Tracy Creek Apartments. They are here this evening to ask for an amendment to the site plan to allow the construction of a fitness center to the south side of the community building. He approached the drawing and said that would be on the south side of the community building. It is designed to match. It's connected to the community building by an open breezeway, and that's designed to match what's on the north side of the building with the maintenance garage. There is a breezeway through that area. The fitness center would be just under 900 square feet. The reason that they are asking for this, very candidly, is that their vacancies are a little higher than what they would like to see them out there. And they think it's a little bit remote, but they have polled some people why they are not renting there. They have questionnaires that they asked them to fill out. And one of the things that they've identified is a fitness center. They like to move where a fitness center is near by, or have that on the facility. The fitness center would be exclusively for the use of Tracy Creek residents. There would not be a charge for this. It would be open approximately 7 a.m. to 10 p.m., and residents would be issued a pass card that they would be able to come and go as they saw in those areas.

He thinks it's obvious that one of the questions that he had is he did not add any parking to this, and he did this for two reasons. One is that the peristyle around the community building, they have ample parking. They don't have a conflict in that area. And at the times where this would have use should not conflict with those times at the community building as being used, or particularly during their business offices in that community building. Those are just basically the reasons that they are looking at.

Mr. Black asked if that site plan that he has is completely built out. Mr. Hall said no, it is not. Mr. Black asked him to share with them what is. Mr. Hall said sure. They had proposed 576 units, and they have 366 built. They are currently constructed through this area to here. They have these two buildings to build yet. He thinks they have a foundation in on here. And what they did is they built the pad up, and they reseeded the area to stabilize it. And then this area down here is not built yet. Mr. Black asked what part of the road structure is not built. Mr. Hall said okay. This road is all the way through here, so it would be just the parking lot in here and the parking lot here. Actually the bases of the parking lot here, in this area here. Mr. Black said that would all be completed as proposed when the fitness center would be built. Mr. Hall said no, it's not. The parking lot from here to the community building is complete, and, of course, all of this. Mr. Black said, but the part he was saying is stoned now or whatever, and he wondered if that was in the process of being built, along with this addition, or not. Mr. Hall said no, not with the addition. As those building are completed here, that would be completed at that time.

Mr. Schaller asked is the community building constructed, and Mr. Hall said yes, the community building is completed. They completed that quite some time ago. He thinks almost about 4 years ago they came here to start the proposal on this property, and they built this building about 3 years ago. As soon as they had two or three hundred units, they started the building.

Mr. Black said he just wanted to make sure that the parking area where this structure is finished off, or will be. Mr. Hall said it is finished off. Mr. Black said, and that's what he is concerned about, just a temporary stoned area. Mr. Hall said the parking area would be in here, and that is completed. Mr. Black asked what's on the other side. Mr. Hall said this side here, and the response as yes. Mr. Hall said that is stoned. It was commented they could asphalt that. They typically don't like to put the asphalt in before they get some of the building up, because the concrete trucks and that really tear it up. Mr. Black said so that left building has nothing to do with what they are asking for. Mr. Hall said that's correct. Mr. Black said that's where he was a little confused. Mr. Hall said he was sorry. He just wanted to show some orientation out of when they did that. It's just this structure in here. Mr. Black said and with that little blow up, what is the paved area, and what isn't. Mr. Hall said this would be the paved area here. This is the stoned area here. Mr. Black said as you continue down, that area is paved all the way, or not, that main road. Mr. Hall said this main road is being double laned, is paved out to Tracy Road.

Mr. Schaller asked how many square feet is this addition, and Mr. Hall said it's 898. It would be 31 feet 8 inches by 28 feet, and then there is a bump-out on it that's two by ten. Mr. Black asked was that area green space to begin with. Mr. Hall said there is no other structure that would have been in there. Mr. Black asked when will they start the next phase. Mr. Hall said they will start back on this building, and then complete this building. They have done a little bit of work in here grading and that, because of the storm water run-off, they had to contain the storm water. This area over here was overwhelmed a little bit without the lack of that storm water in there. They went in and received permission to put a pipe in there late this fall, actually, to alleviate some of the water that was going up in here, and they recently in the past year ran it to the creek along Tracy Road. So they think that was a part of this area, so they went ahead and prepared this. And then from that soil that comes off the pads, and those pads consolidate, so that's based on that.

Mr. Black asked what is their schedule to finish those first two buildings that they have there. Mr. Hall said well, he does not know when they would start on it again. He thinks when the vacancies or the rentals catch up with them a little bit. They are right now about 20 percent, and that's a little higher—and Mr. Black interrupted and said 20 percent vacant, and Mr. Hall said 20 percent vacant, and that's a little higher than what they would like to be. The Rose is a very conservative company. And he has seen them do this before. They thought when they looked at the area, that they were a little remote. And they think things are catching up, and there is housing going across them,

a street house, he believes. Mr. Dold to the south of them. He thinks the area is coming, it's just that they were a little bit ahead of the game. They feel comfortable that it will happen. The other thing that they found in the Greater Toledo market is that this is a very down time, January and February. Things just really bottom out for them. They have another property in Toledo on Bancroft Road, and they found that to be true with that property also, is that this time of year is very, very slow. They thought they were catching up, so they continued to build. And then the owner said they were not catching up fast enough, so they need to do that.

Mr. Black asked if there were any comments from any of the commission members, and there were none. He then said they have to decide whether this is a major or minor change for the PUD. He asked if there was a motion whether it's major or minor. Ms. Warnimont moved with a second by Mr. Benavides to approve this as a minor change. There was no further discussion on this matter. It was commented someone was not sure where he is, referring to Mr. Garn. Mr. Black said he is making a phone call now. There was some discussion about that. Ms. Tretter asked Mr. Black if he would like her to call the roll. Mr. Black said that would be fine. Yes votes by Ms. Warnimont, Mr. Benavides, Mr. Rometo, Mr. Schaller, and Mr. Black. Motion carried 5-0-0. Mr. Black thanked her for moving them along. It was a great decision. Mr. Hall thanked them, and Mr. Black said you're welcome and thanked him for coming.

INFORMAL REVIEW FOR AMERICAN ROADHOUSE PATIO. Jeff Bollin will be opening up the American Roadhouse at 27096 Oakmead Drive. He would like to add a patio area to the front of the existing building. This is in an area where Mr. Beefy's had temporarily started a fenced patio years earlier. He would appreciate any comments and guidance that you could give him.

Jeff Bollin addressed the commission regarding this informal review. He asked if he could put this up, and Mr. Black said yes. He said removal of the concrete in front of the building, replace it. Mr. Black asked him if he could point it out. Mr. Bollin said okay. He said well, these are presently—he does not know if anybody here is aware of this. Here is the building itself. They are talking about putting a patio out in front, and four trees acrossed the front with a rod iron fence around it. There is presently some glass doors that are located approximately here on the front of the building that they will use as the main entrance off of it. There is another entrance door.

Mr. Black said he will tell him what. Why doesn't he bring that map up here, and it might be a little easier for them. He knows they have got a small sketch. Just put it in the middle here. Mr. Black then asked Mr. Garn if he got ahold of anybody. Mr. Garn said no, just a voice mail. Mr. Black said yeah, just put it down here in the middle so they all can see.

Mr. Bollin said here's the building itself. This is hopefully out front. And they are just taking the area that's presently concrete now. The prior operator filled it in and did a

very bad job, and the water is running up into the building when it rains and so forth. What they are proposing is to tear all that out, and put all new concrete in, and four trees across the front of it, and then there would be a rod iron fence around there. And the four trees will have, well, you can see it here, a curb and so forth for them. And then the entrance. And there's actually the picture of the thing, and there is an entrance which would be approximately right here on the building. Double doors, and there will be a single door here, and then there is an exit gate at this one and there. It's pretty simple.

Mr. Black asked Mr. Garn if he had any comments. Mr. Garn said the only thing he can remember was when Mr. Beefy's had put the patio out in front a few years ago, there were quite a few neighbor complaints because of a lot of noise at nighttime. He does not know if it's the apartments or the condos that are near there. And he thinks the ZC had given them a trial period. And then he had drawings, but he never came back. He never put the patio back in. That was when it was Mr. Beefy's. Mr. Black said to Mr. Garn, do these plans need to be submitted to their engineer. Mr. Garn said oh, yes, they would have to. This is just an informal review right now. And it's mainly because of the square footage, and seating, and parking places, and things like that.

Mr. Schaller said the intent of the patio is just for serving food. Mr. Bollin said correct. Mr. Schaller said any type of entertainment out there, and Mr. Bollin said no. Mr. Schaller said no. Mr. Bollin said they might have just the music like would be inside of the place also, but, you know, it's not loud. And if that causes a problem, they will have no music out there.

Mr. Black asked Mr. Garn if any of this would require BZA action, and Mr. Garn said he did not believe so. Mr. Black said so all this would be under the jurisdiction of the ZC.

Mr. Schaller asked if that patio area constitutes like a serving area where you have to consider it in the square footage of the building for their parking requirements, and Mr. Garn said uh-huh. Mr. Schaller said it previously was or was not when he had it approved before. Mr. Garn said well, he put it in without any approval for the start process. And so then when it started in the process, and also had the neighbors coming in for that. And then he thinks that they had worked something out for a short-term trial period where he had put a white picket fence, he believes, around this patio area. Then he had drawings done, but he never came in and submitted them. He did not go for anything. That was the year after.

Mr. Black asked Mr. Garn, what are your recommendations. Mr. Garn said he does not give recommendations normally, but the only potential problem he sees is that this could be approved as an outdoor patio. And if the business changed hands and somebody else came in later and said oh, you know, we want to have outdoor music, it's already there. The other thing you always have to look at with patio areas is that they can become part of a building later on. They sometimes become enclosed. He

thinks Frickers did that with their patio on the one side, and then they came back in later. It was a smaller patio. It was about 700 square feet. Mr. Black said and this is how many, and Mr. Garn said 1,400. He is not sure how you can put limitations. Because he understands what he is talking about is just a nice outdoor eating area. Mr. Bollin said correct. That's all it's supposed to be is just to go out there, and sit outside, and eat your meal outside. Like down by the river at the docks they have a place where they sit out there, and they have lawn furniture and that. That's all they intend to do. Mr. Garn said he thinks downtown Perrysburg has an outdoor eating with the one restaurant, and Ms. Warnimont said Casa Barron. Mr. Garn said Casa Barron.

Mr. Black asked if there were any other comments, anything they would like to see different. Mr. Black asked do the four trees meet the landscaping requirements. Mr. Garn said that wouldn't be known until they submit it. He has not reviewed the plans at all. Mr. Black said okay. He suggested that he might want to sit down with Mr. Garn before he filed formal plans to work out those issues. Mr. Garn said yes, because there is a checklist and so on. Mr. Bollin said okay. They will do what they have to do.

Mr. Schaller said when you say landscaping requirements, landscaping for this specific area, or for the entire property, or where do you draw the line there. Mr. Garn said you open up Pandora's box. To require more, that's up to the ZC regarding that. Mr. Black asked if any of the commission members have any comments along that line, the landscaping standpoint. He shows here four trees they are going to put in. Mr. Bollin said yes, that's what they were planning. He figured it would be nice to have them there for shade trees. This building, it's facing due west. So in the early evening that sun will be, you know, right down on them. That's about when they eat, so at least it will put a little shade on the patio and so forth.

Mr. Black asked is that pavement in between the patio and that. Mr. Bollin said right now actually there is concrete there now. The only thing is they extended it out another 6 feet, because it cuts about half way out from the foyer, that foyer area. So it comes to about here now. Because there is not enough room to put parking across there for cars. And then when they looked at the requirements for parking for the area, they still fell within the requirements for the parking they have on the spots for how many square foot and all that. So they figured well, and a lot of people just like to eat outside.

Mr. Black asked if the canopy was still there. Mr. Bollin said around the outside of the building, yes. One of the things they plan on doing in the spring when it finally gets warm enough is paint the building also. The canopy that hangs over now is red, white, and blue. That will stay red, white, and blue, but the rest of the building underneath it will be painted other than white. He thinks it has a red stripe on it or something. He does not know. They are not going to leave it like that. They will paint the whole building a different color.

Mr. Black said to Mr. Garn, does a new patio create additional parking requirements, and Mr. Garn said well, they would have to address that. But before they had had more than adequate parking. There was some discussion that was not clear. Mr. Garn said so they have more than adequate parking at this time it looks like. Mr. Bollin said actually when Mr. Croy had it, the foyer area was a drive-thru. And they didn't park up against the building either. Actually it's better not to have parking up against the building anyways, if there is any problem with a fire or something.

Mr. Black said he would suggest that he work with Mr. Garn on it. Mr. Bollin said that's why he is here now. They came down and talked to Mr. Garn and asked him what he needed him to do. He said this is what he needed, so he did this. And he said to show up here, and here he is. Mr. Black said okay. Mr. Bollin said so whatever is next, that's what he will be doing. Mr. Black said well, as he understands it, that's the next thing to do. Mr. Bollin said he is going down there this evening to work some more. Mr. Black said okay. He said get his formal application going.

Mr. Garn said he could talk to him about the possibility of a patio in the back instead of the front. Mr. Bollin said no, they are more interested in the patio out front for dining and so forth. If they go down that road, that will be later. And that will be a whole other thing if they decide to do something like that, and that will start the whole procedure again. He will go through the correct stages. You won't get out of him what they got out of the prior operator. Mr. Black said so you are familiar with that. Mr. Bollin said he has paid for his sins many times over the year. He knows how the Christians feel now.

Mr. Garn asked if there were going to be certain hours of operation for the patio. Mr. Bollin said well, people pretty much quit by about, you know, 9 or 10:00, so he does not suspect that people will stick out there too long. But he had not really thought about it. He figured when they are open, if they want to sit out there and talk, and have a drink, that's what they were going to do. The plans to be opened right now, he thinks it's Thursday, Friday, Saturday until 2:30, and then the rest of the week he thinks it's earlier. Mr. Black thanked him.

Mr. Bollin said all set. So he needs to get ahold of Mr. Garn later, and Mr. Garn said right, there is a site plan review checklist form. Mr. Bollin said whatever the next step is. Mr. Garn said right. There are fees and so on. Mr. Bollin said everything he has done before is manufacturing facilities. This is his first restaurant. He used to print labels. He did that for 32 years. Mr. Garn said the firm that drew up the plans, they are used to doing site plan reviews. Mr. Bollin said that's why he picked them. Fortunately it was somebody that Mr. Frick had used that he had used for other things in the past, so he was very familiar with them. So they are all set. He just needs to call him back up. He will give him a call tomorrow then. Mr. Garn said okay. Good. Mr. Bollin said thank you very much. Mr. Garn said thank you. Mr. Bollin said see you later.

INFORMAL REVIEW FOR PROPOSED INDOOR TENNIS FACILITY. Bob Fastnacht would like to build an indoor tennis facility north of their golf facility on Dixie Highway. He would appreciate any comments and guidance that you could give him.

Bob Fastnacht addressed the commission regarding this informal review. He said they should have some things from Mr. Garn. Mr. Garn said he made some small copies. Mr. Fastnacht said he has a copy of that. That was the last renovation. There have been some changes, but pretty close. Mr. Garn told him he could take the mic out, and Mr. Fastnacht said okay. All right. American Idol. This is a plan for a tennis club that is on a little over 7 acres. This is on Progress Drive, which he does not have a locator map on this plan, but it's the southeast corner of Progress Drive and Route 25. They are currently in the township. They have applied to annex to the city to get utility services. And they received permission, he thinks they called it a MUO from the city to extend services before they come into the city. Ideally they would like to get started on this as soon as possible. But because of the way annexation works, it's going to be end of June before the annexation is complete. So that's why he is before them here today, and he is going to do a formal site plan review next month so that hopefully they can start while they are still in the township with his construction.

Mr. Black asked him if he was just annexing this site, or he is annexing all the way down to Five Point Road. Mr. Fastnacht said well, in between the two. It's not just this site, he is annexing approximately 17 acres. The south boundary will be right on the edge of the mini golf driving range. So it's this plus about 10 acres of farmland that surrounds it.

The facility itself, this is a 65,000 square foot building, a little bit more. There will be eight indoor courts, and there will be about a 5,000 square foot clubhouse that is in the center. Downstairs will be locker facilities. There will be a pro shop, a day care area. And there will be a couple of stairways that lead upstairs with a mezzanine that people will be able to view tennis both directions. There will also be room at the far ends so they can set up some temporary risers so people can go and watch their kid play if they would like. There will be a door that leads to a sidewalk in back that provides access to all the outside courts. Four of these courts will be a soft court which is called a hard true, which is a little easier on the knees and the hips. A lot of the seniors prefer the hard true courts. They're an irrigated court. And they're a quick recovery court. If it rains, you can actually play in the rain on these courts. You don't get puddles because it's continually drained. The other four courts will be conventional hard courts, just like all the inside courts will be conventional hard courts. As you can see here, he has a landscaping mound that goes around the entire east edge and part of the south edge of the property, with a bunch of trees very densely packed along the south edge. It's not to prevent sight of the facility, it's more for wind. Being out at the driving range, the miniature golf course, they know how windy it can get in the spring. And so they have decided, since wind and tennis don't usually go together, so they have decided to build

this which is about an 8 foot landscape mound with trees across the top. The primary purpose is to block the wind. They do have ample landscaping around the entire parking lot as well as some islands with trees within the lot. A lot of these were required by the city, and Greg Feller from Feller Finch is their civil engineer, and he's apparently pretty well versed with the township requirements as well, and he was hoping this would also meet their standards.

Mr. Black asked if the city was requiring them to go through their site plan review also, and Mr. Fastnacht said yes. Mr. Black asked him where is he in relationship to that. Mr. Fastnacht said they have submitted plans, it's been just about a week ago. They are scheduled for a meeting the end of this month, which is, he believes, on the 28th or 29th. Mr. Black said and that's when he is before their planning commission, and Mr. Fastnacht said yes. Mr. Black said and that will be a formal review, and Mr. Fastnacht said it's a formal. They are going to do preliminary and final review in the same meeting. So they are hoping that that's all it will require. Mr. Black said so he should have his approval from the city at the end of the month. Mr. Fastnacht said yes, if all goes well. Mr. Black said so when he comes back here, it should already be approved by the city. Mr. Fastnacht said yes, that's what their hope is.

Mr. Black asked if there were any comments from the members, and there were none. He then asked Mr. Garn if he had any comments, and Mr. Garn said no, he does not, other than he will make the comment that this is somewhat similar to something they did years ago for Schultz Container where they were annexing into the city, but getting their site plan approved before. This is in that 99 year agreement with the city. Mr. Black said right. He then said well, then, they will look forward to seeing him at the next meeting, and hopefully he will have his approval. Because, quite frankly, they are going to be the overriding. Technically he needs their approval. If he does not meet theirs, they won't give him access to any of the facilities anyway. Mr. Fastnacht said right. And ironically they will be in the township for all of a couple of months. Mr. Black said but if they give him an approval next time, and they have not approved it, he still won't be able to do anything. Mr. Fastnacht said right. That's right. So that's why he is here. Mr. Black asked if there was anything else, and there was not. He thanked him, and Mr. Fastnacht thanked them.

Mr. Black said to Mr. Garn that he said he left a voice mail. Mr. Garn said yes, on Jeff Waldron's cell phone. He is presuming, because he was the one that was here last month for the informal review, so he is not sure. Mr. Black asked him if he had any correspondence or dialog with them in the last week or so. Mr. Garn said he sent an E-mail today that he was sending all of the stuff to Mr. Kuhn at Feller Finch which, of course, he did, because they just, about 5:00, got the fax from Feller Finch stating that most of the deficiencies had been taken care of, but he did mention a few in here that needed to be taken care of.

Mr. Black asked if there were any comments by the commission members. Ms. Warnimont asked Mr. Garn if they found out anything about acreage, additional acreage. Does he know if that's completed. Mr. Garn said yes, he does not know whether that's been completed yet. Mr. Black asked if Mr. Garn was aware if the fire chief looked at these. That was one of the items that had not been addressed yet. Mr. Garn said the fire inspector has been looking at the plans. The only thing that the fire inspector told him was that he wanted one of the fire hydrants moved where he felt it was too close to the building, and it needed to be moved further away so that when they were testing their hoses, that the fire trucks would not run over the hoses. That was his only comment.

Mr. Black said some of these other comments talk about tile drainage and whatever. Mr. Garn said yes, a lot of those are just real small. Mr. Black said they don't appear to be substantial. Mr. Garn said right, nothing substantial.

Mr. Black said Ms. Warnimont did have a question about the lighting. Ms. Warnimont said Mr. Kuhn did not even mention anything about the lighting. But Mr. Rometo showed her where the lighting is on the plan. Mr. Black said oh, he did, and Ms. Warnimont said yes. They are in the little concrete barriers, in between them, you can see them, but they don't tell you what kind of lighting it is. So that does not help with that. But Mr. Kuhn does not even mention anything about the lighting, if it's sufficient, what type it is. Mr. Garn said right. Mr. Black said well, that's a good question. Do most of the site plans talk about lighting. He does not remember Mr. Kuhn saying anything. Mr. Garn said he just wants to make sure that they turn in their photometrics to make sure that the lighting stays on the property. That's all that they care about is that their lights stay on their property, and does not go on other properties.

Mr. Black asked well, what would they like to do. Would they like to approve it based on these changes that will be made that have not been met yet, or do they want to continue it. Ms. Warnimont asked what happens if they don't get the acreage that they need. That and the fact that the tower now, what it looks like in the pictures is attached to the building is now separated into the back. And then they also show in the pictures, they show parking in front of the police station where existing is now, and yet the drawings don't show that. So she does not know if that's supposed to be in there and part of the parking spaces.

Mr. Black asked Mr. Garn, what is the schedule, does he know. Mr. Garn said they are, he thinks, on a fairly tight schedule. He thinks that they are planning on putting this out for bid in another month. Mr. Black said that's what he thought from the minutes the last time. Mr. Garn said uh-huh. Mr. Black said he did not see why they can't approve the site plan subject to those six or seven items being addressed. He asked if there was a motion, and there was not. He then asked if there was a motion to continue the site plan review. Ms. Warnimont moved with a second by Mr. Benavides to continue the site plan review. Mr. Black asked if there was any other discussion, and

there was not. Mr. Garn asked who the second was, and Ms. Warnimont said Mr. Benavides. 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. Schaller said he did not know about the parking with that new shelter thing back there. Do they have enough parking in the back to accommodate the difference. Ms. Warnimont said that's not going to stay there. Mr. Schaller said oh, it's not. Okay. Ms. Warnimont said no, they moved it just because of what they were planning on doing. Mr. Schaller said just temporarily. Mr. Garn said they are not sure. Ms. Warnimont said yeah, they are not sure. But they had to move it. They had to move it out of the way. Mr. Garn said oh, right. Oh, yeah. Yeah, they will put it somewhere. He does not know where.

Mr. Black asked Mr. Garn if he wanted to talk about the comprehensive plan and changes to the zoning book. Mr. Garn said from what he can gather, the trustees definitely want a comprehensive plan. Informally one of them mentioned that they thought maybe they could do it themselves. Mr. Black said they tried that, and it's a lot of work, commenting to Ms. Warnimont, and they still ended up needing professional help. That was after a lot of hours. Mr. Garn said that was the zoning book. Now, that's a separate issue. He is talking about the comprehensive plan. Mr. Black said he does not feel qualified. There is so much to be done. They have to take into consideration the Wood County Planning just finished their comprehensive plan, and, of course, the Perrysburg City is in its final stages. Mr. Garn said these are some of the pricing, because he thinks the city paid well over a hundred thousand dollars for theirs. He thinks that the lowest price that he has heard is like \$25,000.00 for a real basic comprehensive plan. Mr. Black said well, he has participated in the city, and he does not think they are getting their money's worth. He is very disappointed in the process. Most of the stuff you get is canned. A lot of fluff, PR wrapped around it. Mr. Garn said Dave Steiner from Wood County Planning said that if he had the staff, that they would be more than happy to do that. But he thinks no matter who you have, they are going to charge some type of fee for doing it. So that's something they have to work out with the trustees.

And the zoning book, he has not had time on the small items, but they are just little smaller items other than some philosophical things that they need to look at. But the basic price there is about 5,000, and they have to have them do it.

Mr. Black said he has become a little concerned when the City of Perrysburg has a comprehensive plan, the county has a comprehensive plan, and they have a large, unzoned area, and they are already basically going to lose everything west of 75. When you are talking about putting together a plan for a relatively small area. Mr. Garn said the comprehensive plan can go over the unzoned area. Mr. Black said one of the things about a comprehensive plan is you have some zoning control over what happens. Mr. Garn said control over it. He knows. Mr. Black said because in an

unzoned area, you have no control, so what difference does it make. Mr. Garn said right. He knows. Mr. Black said you can't control it if you don't zone it. Mr. Garn said he thinks that the unzoned area will be coming up for a vote again shortly. Mr. Black said for the fourth time.

Mr. Schaller said he has heard a lot of comments about that lately, though. Mr. Black said has he, and Mr. Schaller said yes, positively that there should be zoning controls on it. Mr. Schaller said some things that have happened with stone quarries, and driving down Glenwood Road, you know, it's terrible.

Mr. Black asked will the trustees be putting it on this November's election, and Mr. Garn said he believes so. Mr. Black asked, and has it been determined whether it's the entire township that votes, and Mr. Garn said he thinks they are still looking at that, but they think the general belief is is that the unzoned area can just vote on themselves. The other way would be to have the entire township vote up or down on zoning, period, whether they have it in the township. He does not think you can legally have split zoning in the township anymore.

Mr. Benavides asked, they didn't get an opinion on that the last time it was on the ballot. Mr. Schaller said there ought to be a tack to take, you know, between the two. Mr. Garn said right. Just because of what's coming up in the referendum, they are getting a lot of opinions even with that, who can vote. Can the unzoned portion of the township vote on a zoned area. So he thinks they are looking at that also, so he thinks they will be getting some things back on the whole subject.

Mr. Schaller asked, does Rossford have a comprehensive plan. Mr. Garn said he does not think they do. He is not sure. But going to the Ohio Township Association, that was a big talk of townships should have a comprehensive plan. All townships should for legal reasons. That's the only way to protect your township, to show what your plans are. He is not sure on the cost of doing a comprehensive plan, why they charge so much, but he thinks the county paid \$50,000.00 for theirs.

Mr. Schaller said that would be significantly larger than what they would require. Many, many times. To a certain extent just like the apartments. They built them. To him it's always seemed like a weird spot to put apartments in the middle of a field like that. Mr. Garn said right. Mr. Schaller said what guidelines do you use otherwise.

Mr. Black said he did not know why they can't use the county comprehensive plan. It's going to cover them anyway. Mr. Garn said he is guessing that it's too general for their area. Mr. Black said he has not seen the final plan. Mr. Garn said right, he has not seen it either.

Mr. Schaller said what happens if their comprehensive plan would be in conflict with the county if he was a developer coming in here. Mr. Black said well, one of the problems

they have, what if their comprehensive plan is in contrast to the City of Perrysburg, and they are the ones that have to have the authority, at least based on their idea, of what can happen, because they need the services. Do they see what he means. They are trying to create a plan for something that may or may not be able to be used anyway. So he is not sure that he is necessarily in favor of it. They have a county plan and a city plan covering things. The county certainly does cover all of theirs, and the city covers a vast majority of theirs. Certainly the zoned area. And he does not know how you have a comprehensive plan on an unzoned area. Mr. Garn said right. Yeah. How far does the city go towards the east, or do they stop theirs. Because Rossford has— and Mr. Black interjected and said they go right up to Rossford. Mr. Garn said right, but when they get down in this area, what do they do. Do they go to the city. Mr. Black said well, it goes about as far as their zoned area goes. In fact, it might even go a little bit beyond. But he has made the comment, he does not know why you would put a comprehensive plan out that far because it's unzoned. There is nothing to have a plan for.

In fact, with Northwest Water and Sewer, he would be very concerned as they extend into those areas. Mr. Garn said right. Mr. Black said because that's what you need. Mr. Garn said that's the big concern. Mr. Black particularly if sewer goes out. Then you have got some density there. You can do anything you want with it. Mr. Garn said he thinks that's the big concern. Mr. Black said, and they are expanding their sphere.

Mr. Schaller said he guesses the neighbors are content that they better take care of their service that they offer now. That's another issue maybe, but after last week's rain. Mr. Garn said he thinks it's just another tool for the township to use if they end up in some more legal problems. Mr. Black said they will leave that to the trustees. Mr. Garn said right. Mr. Black said they are the ones that have the purse strings. Mr. Garn said purse strings for that.

Mr. Black asked Mr. Garn if he had anything else that he would like to go over. Mr. Garn said no, that's all he can think of right now. Mr. Black asked if anyone else had any comments, and no one did. Mr. Black asked if there was a motion to adjourn. Ms. Warnimont moved with a second by Mr. Rometo to adjourn. All members were in favor. None were opposed. The meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Grant W. Garn,
Recording Secretary