

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

ZC Meeting  
February 9, 2009

The Perrysburg Township Zoning Commission held a meeting on February 9, 2009. A roll call was taken.

MEMBERS PRESENT: Robert S. Black, Jeff Schaller, Carol Warnimont, John J. Benavides, and Ronald M. Hanna.

MEMBERS ABSENT: Jeffrey Normand.

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

APPROVAL OF THE 1/12/09 ORGANIZATIONAL MINUTES: Mr. Black asked if there was a motion to approve the organizational meeting minutes for January 12<sup>th</sup>, 2009. Mr. Hanna moved with a second by Mr. Schaller to approve the minutes. A roll call vote was taken. Yes votes by Mr. Hanna, Mr. Schaller, Ms. Warnimont, and Mr. Black. Mr. Benavides abstained. Motion carried 4-0-1.

APPROVAL OF THE 1/12/09 MEETING MINUTES: Mr. Black asked if there was a motion to approve the meeting minutes from January 12<sup>th</sup>, 2009. Ms. Warnimont moved with a second by Mr. Hanna to approve the minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, Mr. Schaller, and Mr. Black. Mr. Benavides abstained. Motion carried 4-0-1.

Mr. Black said there are no members of the public present, so there will be no comments to the ZC.

Open discussion about items that could be updated or modified, plus additional items that could be added to our zoning resolution. It may contain some items that have changed, like dish antennas, but have not been updated. Will solar panels and wind turbines be changing. Please think of things, zoning related items that you have wondered about. In our current situation, we may see more homes converted into duplexes and rooming homes. We may see more home occupations. Included, please find some items that may help in the discussion.

Mr. Black asked Mr. Garn if he would like to start off with the discussion on any issues modifying the zoning resolution. Mr. Garn said well, these were just what he included in the packet, which were some different things that he had picked up on the internet. What he did was he went on a number of sites that were the townships that belonged to CLOUT, which are normally the larger townships that do more things. He found that a lot of websites are not exactly the most user friendly. He did find different things here and there. One thing he copied that he thought it was interesting from Hamilton Township was impact fees. Now, he did not copy it down. He thinks it was 37 pages for their descriptions. He just thought that what he sort of picked up from this was that by charging the impact fees, they were showing different departments that became part of this. He does not know whether they needed this legally to charge their fees. He really was not sure, and he did not download all of it, but just to give an idea of impact fees, or whether these are just talking points of whether the township would want to do something like that. He thinks they talked to some developers on Eckel Junction Road about it before.

Mr. Schaller said generally speaking the impact fees, at least what he has been exposed to, are maybe for infra structure upgrade, water/sewer systems, that sort of thing. Mr. Garn said yes, road improvements and some on those type of things. They have always said, like Eckel Junction, they did not want to do anything with that road until all the subdivisions were pretty well done, so most of the heavy truck traffic had ruined the roads as best they could before they upgraded them.

Mr. Black said he has reviewed a number of these that he gave them, and all are valid, and all have interest in restricting, but his first thought was oh, my God, trying to rule on every possible thing. He never even thought about the external wood burner, or whatever they call it that came to mind. He is sure some of these, if not many, come from problems that have occurred. It seems like you can go as far as you want, but there is always going to be one more thing that you did not think of that brings people into an uproar. That does not mean that they shouldn't look at these things. He said don't get him wrong.

Mr. Garn said oh, wood burners are interesting. Once you get out in the country, you will see them. And then some of the people that he knows that have them, they talk about smoking their neighbors out because they burn anything except tires in them. Mr. Black said, and then a lot of these things become enforcement issues, you know, who is going to go out when the guy's burning his chicken wings in there or whatever. Mr. Garn said he knows. Sure. Mr. Black said or whatever.

Mr. Garn said it's how far they want to go. Mr. Black said and then are the trustees willing to enforce whatever we put on the books. And if they are not, as they found out over the years, a lot of times, because it's somebody's friend, they don't even worry about enforcing the beat up truck or whatever. Mr. Garn said he knows. Right. If you don't have something on the books and it happens, then you have the what do you do

with it. Mr. Black said and that's that whole issue that came up on East River Road about the Knight estate and whatever, and should they have historical provisions. Mr. Garn said right, and he did not even go into that. He thinks he knows there is one that has some historic things. Mr. Black said so he guesses, first of all, he would look at that from just a sheer budgetary standpoint and, you know, how far they want to refine where they are going with this process. Mr. Garn said sure. Mr. Black said how detailed they would like to make it, and he would like some thoughts from fellow commission members on what they think. Mr. Garn said that's why he included a lot of these, because he has no idea. Mr. Black said he knows, and you could have dozens more of just issues, let alone how you handle the issues. He did like the whole idea of the survey. Apparently some of these surveys were put on the websites for the general public, and Mr. Garn said right, this whole township, it's about 60,000 people. Mr. Black said right.

Mr. Garn said and he thought you could tell they didn't want, like wind turbines too much, because they put a five acre minimum. Okay. Mr. Black said and that's one way to address it, because there aren't that many five acres. You have five acres, you do have enough room to put something on there. You know, that's not a bad idea. Then you have eliminated the whole subdivision issue of the fellow that wants to have wind power, and it really maybe is not practical. Mr. Garn said and he is going to have to do more research, because they have wind turbines, which you saw the one they have horizontal, and they have the vertical. A member said correct, they get the vertical turbine. Mr. Garn said the vertical ones, they don't take up any room. They showed one on this old house about two or three feet wide, if that. 20 feet tall. Would not even be allowed in this because it was too short, but that's all he was providing for one of those energy sources. He knows that they make some of them that are inside boxes they put on your roof that look like a heating/air conditioning system on a commercial roof. And, you know, he thinks there is a lot of technology out there. That's why he threw in the one about the dish antennas. Because they have them on their book still about the big 12 foot radar antennas that people used to put up, and now he has never enforced anything. You see the dish antennas all over the place. Some they mount in the yards, and some on roofs, and some anywhere they want.

Mr. Black asked him if he had a list of issues they have within their current resolution. In other words, not an issue that says well, maybe we ought to have something on wood burners or wind turbines, but issues that are currently handled that might be planned unit development that need addressed. Mr. Garn said well, they will have to touch that PUD thing and get some expertise out of those people for where you want to take PUD's, because they have this next door when they said with the Henry farm, they would have loved to do it as a PUD, but you have to have all your plans done. Well, they evidently have different types of PUD's, but when they had Mr. Bowles here, he just sort of lost them all by discussing eight or ten different types of PUD's that he just got on a tangent, but there must be something. That's a real issue that they should address, because the economy isn't going to be downhill forever, and within a few

years, it will be back up, and they might as well be ready for it when it starts happening. Mr. Black said he has a valid point, because you don't want to put in the bulk of your engineering costs into a PUD not knowing, and a member said if it's not going to go. Mr. Black said right. Mr. Garn said that's right. It was commented it's a lot of cost up front, and Mr. Black said absolutely, and the member said to do the whole development. Mr. Garn said sure. Mr. Schaller said particularly the size of that development, too, their potential to change it is pretty good. Mr. Black said and it had some unique characteristics that makes it good for a PUD, because of the rock out croppings, and the chance for the lakes, or whatever would be created from the quarry, and the front of the quarry.

Mr. Black asked if there were any thoughts of where they would like to go. A member said he agreed with him that you don't know how far you take this. You talk about solar. There are just so many other things that you could add to this. There would be a laundry list of how far you want to go, and he does not know where you start. Mr. Black said that's why he would like to see where the issues are that they have with their own, like the PUD, because he does agree, there ought to be some mechanism in there that they can put that together, that someone could apply for it without having to necessarily put all the engineering before they get far enough along where it makes it worth while for them to do the engineering.

Mr. Garn said right. Sure. They even have a thing where you could do the whole zoned part of the township as a type of PUD, it's just an overlay over everything, and then go down in after that. Mr. Black asked him where did he see that. Mr. Garn said that was something that Mr. Bowles mentioned to him that he had seen. He said he would go check the book, but he said you dream up a way. He is not sure that is something they would want to do. The trustees never got around to doing access management for anything except Route 20, even though that's something that they kept asking them to do something about so that when something happens over on 795, it's there to help with that. And for whatever reason, they just did not.

Mr. Black said well, he is inclined to address issues they currently have when the consultant comes in before they get too far out and do those. Because you can cover 29 of them, and the 30<sup>th</sup> one is the one that everybody is going to say hey, we should have thought of that. Why didn't we think of that. Mr. Schaller said so what they really need is a mechanism to deal with those unforeseen situations that maybe still give them some control. Mr. Black said yeah, exactly. And that would be interesting, and that's the key question, what can you put in your resolution that can give you some oversight without specific reference to that issue. And maybe there is no way you can do it.

Mr. Black asked Mr. Benavides if that made sense, but maybe you can't. If it's not black and white, that you can't. Mr. Benavides said he does not know how generalized a language you could insert there that would hold up. Mr. Black said he agreed. And

then you specifically have a laundry list. And then even then it's got to be somewhat specific. Mr. Schaller said but if something had a unique characteristic that wasn't currently addressed in their zoning resolution, that that item would have to come under review of, and then maybe it's a BZA item or something, you know. Mr. Benavides said what's a unique characteristic. Mr. Schaller said Mr. Black mentioned solar cells, or solar panels. So who knows. Solar panels, say they are not covered in their zoning resolution at this point in time, so it's not covered. What makes solar panels more unique than exterior appearances or aesthetics. Mr. Benavides said put it in the back yard, side yard, setbacks on them, only roof mounted. Mr. Schaller said who knows what's going to come up, but you have some way to have some influence or control over it.

Mr. Garn said there was a case out in California of a neighbor's trees, beautiful trees, and solar panels. And the neighbor had to cut so many of their trees, and trim other ones because you can't keep the sunlight away. It was commented it's sun area rights. Mr. Garn said right. Good old California. And talk about a difficult choice. And it was a high end neighborhood, and they already had something on their books about you are allowed to have so much sunlight come on to your property. Mr. Black said to let him ask something specific. It was commented you cut down your neighbor's tree if it overhangs your property, does it interfere with your ability to access the sun. It was commented that everybody is so interested in greening. Everything has to be green today, that there is a push to plant more trees. He just read an article today about planting a billion saplings.

It was commented that Michigan is going to 45 percent renewable energy by 2020. Mr. Black said renewable energy by the utility companies, and it was commented no, by solar, wind. Mr. Schaller said but they have to generate their energy by providing renewable sources. It was commented right, renewable sources.

Mr. Schaller said yeah, it was in today's Blade, National City was taken over by PNC. The article in there that said they have the most green facilities of any financial institution, or something like that. He is thinking, he is not sure that he cares. Mr. Garn said their signs are green and white. Mr. Schaller said it had no common sense. Mr. Garn said when you are talking about trees, evidently billboard companies have the right to cut down trees that block their signage on the open road. And evidently it's either he guesses a federal regulation, or it could be a state regulation, but he thinks it's federal, and they are allowed to. And they have cut down some historic trees that blocked a billboard.

Mr. Black said one of the specific examples that he talked about was the group home, because they have had that issue come before them. Mr. Garn said yeah, before his time. Mr. Black said and he noticed in there like he has told them there are some things you can't do, like you can't prevent them. Mr. Garn said right. Mr. Black said not unlike cell towers. You can't prevent them, but there are a few little odds and ends

around the trimming that you can do, but that's about it. Just around the edges. And group homes, that's the same way. Mr. Garn said he does not know, but he said to Mr. Benavides, he has one right down the street from him. Mr. Benavides said yeah, he had one two doors down. Mr. Garn said yeah. And he has talked about one that could be out in Belmont, and very easily was built for it, or something like that. But they are allowed, and there are different types that evidently, monetarily, it's a very lucrative business if you set it up, because you just have to have somebody in their sort of monitoring these people.

Mr. Black said one of the things, and he got them started, and that is they, as the commission, need to come up with direction for the contractor who will be in here probably in the next month or 2 months at the latest, and they need to contain the scope somehow, and the scope pretty much is outlined in the RFP. And he thinks that he does not necessarily want to expand it into a dozen or 2 dozen other areas. Ms. Warnimont said but the trouble is they also said something about the fact that the comprehensive plan will be started before they start doing the updates for the zoning, so there may be things that come up in the comprehensive plan that they have to look into putting into the updating of the zoning book. The members agreed. Mr. Black said which through the process of interviewing the public, or having the public meetings would come out. Mr. Benavides said will come out, yeah, what they are looking for. Ms. Warnimont said so they may be able to go with a half a dozen or so items that they need to do, and they may end up with something from those people off of those surveys, or hard telling.

Mr. Garn said and there is an issue he did not handle well. Somebody put a POD in their driveway, and it was there for a long time. Ms. Warnimont said yeah. Mr. Garn said and you think of those things when you rent them, you are going to just have it there for a little while, because they tell you you fill it up, and they take it away. And what happened in their township, they had a POD now that was parked across the street. No permits, no nothing, they just stuck it there for storage temporarily until the people get their stuff out of it from some trial. But POD's he always thought, and so he is going down to Columbus Thursday, and that's one of the issues they are going to discuss, POD's. Because beyond that, there are people that use things like that to live in, just like they have in the storage facilities when they don't have another place to go.

Mr. Garn said that's why he put a few other things in. He thinks if the economy stays where it is, they are going to have homes turned into boarding houses. They don't even have boarding houses in there. He can remember the places his parents lived when they moved down here from Michigan into Perrysburg, some very fine homes on Front Street that are single family homes now, but they were at least duplexes or three families. It's just the unmarried couples looking for a place to live. They are going to have that, and home occupations are something they don't define very well. And he has people that it's a normal home, the semi shows up and drops off a lot of stuff, and they stick it in the garage or whatever, and they shut door, and it's hard telling. But he

gets calls from these things, and you would have to be out patrolling to find them when they show up with their goods. And they will call him and say they are thinking of starting an import/export business, or whatever you want to call it, are they allowed or not. The last one he had on that was on East River Road in a nice home, but they were going to set up, or they wanted to, a home occupation. It's just not always where you think it. The space, and there are a lot of people. A number of his kids work out of their homes. They will go into the office, their home, through computer stuff, but there are still other people that are operating physical businesses.

Mr. Schaller said well, it depends on what classifies it. If somebody were doing computers or something out there, no difference, but still a business out of their home, and then it goes anywhere from receiving stuff to who knows if they start storing things outside. Mr. Garn said yeah, he has some friends there in The Sanctuary that have a home occupation there. He does not think anybody knows about it, but it's a real nice home occupation, and they have got a secretary in there, and a full office, and all the wares. Mr. Black said and then parking can become an issue. Mr. Benavides said yeah, they have meetings, or where the executive parking becomes an issue, or signage. Mr. Garn said yeah, or something shows up. He has one where they are providing stuff on 75, and selling pop machines, and all the goodies. So they have all that in their house, and they go out, and they have the contracts on the different places. Mr. Benavides said the vending machines they are servicing. Mr. Garn said vending machines. Mr. Benavides said it was advertised in the paper. Mr. Garn said it's something they don't address very well at this point. But just by changing their book and being ready for some of these things. He does not know if it has to be a big, heavy duty rule.

Mr. Benavides asked if he has received complaints. Mr. Garn said oh, machine shop from neighbors. Neighbors don't really complain, but the guy has got a full tool and dye, works back in a couple of buildings on his property, and in a residential neighborhood. The neighbors all get along. They know what he's doing. He does not have any other employees, he just does the work himself, and does that kind of stuff. He can think of a mechanic, when you go down, when you see the garage, the one door in there, he can handle a semi. He does. It was commented a member knows there is one right down the street from him. Mr. Schaller said yeah, the garage is bigger than the house. The member said the garage is bigger than the house. He has a double door. He could pull a truck in there. Mr. Garn said yeah. This one he knows has worked on semis, and tractors, and farm tractors, and other stuff. He went down. They toned it down, but there are still vehicles around there. You know, they are not theirs.

Mr. Black said they toned it down because of him. Mr. Garn said he want and just to ask them. He did not have anything. He can only go so far on their property. He can sort of see what's going on without getting a search warrant. So they toned it down. He is not receiving any more neighbor complaints. But the guy got laid off from one of the major automotive dealers, and he has to earn money to pay his bills, and so he's

whatever you want to call it. It was called moonlighting. Mr. Black said after hearing the situation, it sounds like an effective way to handle it. Mr. Garn said to tone it down. Mr. Black said but not everybody will do that. Mr. Schaller said if you have a responsive homeowner. Mr. Black said not everybody is going to be that way. Mr. Garn said oh, yes. He has some that really ruin neighborhoods that run a lawn care business. He had one of those, and they really messed up a neighborhood. And he let some people get away with things that he would never have done before, but let them put up fencing, and someone had just sort of, and he can understand to protect themselves from this. Now, the guy finally has gone. The house has been repossessed and so on. But for years he had that where they would show up, and have the big trailers, and all the lawn stuff, and then they would fix all the lawnmowers there, and pretty well trashed up the property. And it's sort of hard. And he knows the City of Perrysburg has had one for years. They have had problems with it messing up a neighborhood. The laws are sort of hard to make it work on everybody. Most people you can buffalo to get them to take care of things. Mr. Benavides said but it does not stop them from doing it. You just change their appearance, and maybe be a little more neighborhood friendly, but they are still in there repairing their cars, or working on trucks. Mr. Black said but the ones that don't want to be neighborly, you can never change that. And you almost can't regulate those people. Mr. Garn said right. Mr. Benavides said for every one that you know about, there are probably four or five out there that you don't. Mr. Schaller said to a certain extent, if you don't know about it, if it's not hurting anything. But it's when they do. Sometimes the neighbor might be a little oversensitive also. Mr. Black said yeah, sometimes it's not really the guy doing it, it's just the neighbor. It could be anything. Mr. Schaller said I really don't care for your dog, you know.

Mr. Black said any other suggestions. Mr. Schaller said he would assume that Beckett/Raeder would maybe have some suggestions on that. Hopefully they know what trends are going on lately and that type of thing, and he hopes that they would be able to provide some advice there. Mr. Garn said because these he knew were things right here and now. And it depends. Actually he thinks it's sort of nice in some ways they don't have any regulations on certain things, so when things do get bad, then they can do something.

But right now Mr. Garn thinks he has written three wind turbine permits. They need those in order to go to the government to try and get some reimbursement. He thinks only one of them has gone up. Most of them get to a certain point, and they just start crunching the numbers. It was asked is it on a five-acre lot, and Mr. Garn said no. Well, the one of them is. It's on a five-acre parcel. But the other ones, he has one of them right in the middle of a regular subdivision, but he wants to try and do one of the vertical ones. It was commented vertical ones. Mr. Garn said so that's what he was for. He did a big one. Owens College is putting up a couple of them. It was asked are they, and Mr. Garn said yeah. And they actually had to get a permit because it was just a lot easier for them. They usually exempt themselves from everything, but the

paperwork just said, you know, we want a copy of the zoning permit, so it was easier to pay for one than to try and say we're exempt. It was commented that's true. Mr. Garn said yes. Mr. Black said you, there is a box that has to be checked, and it's just better to give them the information and get a check than to explain why you don't need a box for that. Mr. Garn said yeah, but he thinks that's going to be a couple hundred feet up in the air. Mr. Schaller asked is it on top of a building, and Mr. Garn said no, no, this is going to be a freestanding. It was commented free standing. Mr. Garn said free standing one. Fairly tall one. Mr. Schaller said like Bowling Green, or not that big. Mr. Garn said he means on the expressway, on 25, on Route 25, and Mr. Schaller said no, no. Mr. Garn said oh, no, nothing like that. It was commented the ones out at the landfill. Mr. Garn said not at the landfill, no. Not that big. Mr. Benavides said yeah, the one on 25 is only a 12 foot diameter. That's pretty small. Mr. Garn said right. That's a small one. Mr. Schaller said that thing buzzes. Every once in awhile it spins pretty fast. Mr. Garn said yep.

Mr. Black asked if there was anything else he would like to discuss. Mr. Garn said PUD's, he thinks that's a real valid thing to work on. Mr. Schaller said and signage. As much as they try to control that, he looks at that little leased space there by Lowe's where you pull in there, and that just seems like it has a lot of signage for that size of building. Mr. Garn said which. Mr. Schaller said it has a hair cut place. Mr. Benavides said the first, as you first pull in. Mr. Garn said right. Ms. Warnimont said Quizno's. Mr. Schaller said yeah, he thinks.

Mr. Garn said the other one, they have not come back, but Walgreen's wants to possibly apply for a second monument sign upfront. Evidently the one is sort of blocked where the people can't see it as easily, supposedly. Mr. Black said he means a second one to replace the first one, or a second one. Mr. Garn said a second one. Mr. Schaller said they have one on both Simmons and 20, don't they. Mr. Garn said or Thompson. Is it Thompson. This is for Walgreen's. Mr. Schaller said oh, Walgreen's. He was thinking of Wal-Mart. He said he was sorry. Mr. Garn said of course, they looked at the big signs for Lowe's, and they were thinking how can we get on that, and found out they couldn't get on that. Mr. Schaller said you can't visually see the store there. Mr. Garn said oh, you can see the store. It was commented that you can see the sign. The member can picture the sign right now. He goes by it all the time. He can picture it even. He never has any problems. Mr. Garn said he is not sure why. It was commented get an LED with a changing sign. Mr. Garn said the big things are going to be the new electronic signs, and they don't have any good regulations on that. Like Sonic. Mr. Schaller said like Taylor, Taylor/Geo. Mr. Garn said big signage. And he just thinks of the same thing as you see down on the big football stadiums, because they will show anything that you want, and it's whatever they put on the computer. And it will be changing as fast as you will allow them to change it. And he does not think they have any good regulations for those.

Ms. Warnimont said she does not think she really likes those either. Because to her when you see them going down the road, you almost kind of want to look and keep seeing what else is going to come up, and then you are not paying attention to the road. She really does not care for them. It's all right if you are close to a stop sign, but this one on 475. Mr. Black said it's just natural to look for that next sequence. Ms. Warnimont said yeah, you do. You can't help it, you know, and you are not really paying attention then, you know. She is not too sure that it would be a good idea. Mr. Garn said he knows, and he has had a few requests, and he has just sort of like turned them down at this point. But he knows this is what's going to be coming.

Mr. Black said well, that Walgreen's sign, they have regulations for not having a second sign there, don't we, and Mr. Garn said oh, sure. Mr. Black said okay. Mr. Garn said but this is something they may be asking, and if they did, it would have to come here for part of the site plan review process, he hopes, and not just go to the BZA. Mr. Black said well, he can't image them needing another sign. Mr. Garn said he can't either. He kept driving down trying to think. All he can think of is when you are going to the south. A member said which direction. Mr. Garn said when you are going south, or going out that way, that they have some trees and other things planted, that maybe it blocks a little bit of that sign. He does not know. Mr. Black said well, he is just not convinced you need to know that they are selling three Pepsi's for \$1.00. Mr. Garn said he knows it. Ms. Warnimont said you can look at it and know it's a drug store. It was commented you can tell just what it is. Mr. Black said and those businesses work hard to have the building shaped recognizable without even a logo on it. It was commented right. Mr. Garn said right. Mr. Black said and that's what he struggles with. Mr. Benavides said you know it's a McDonald's whether it has golden arches or not. Mr. Garn said sure. Mr. Black said that's exactly right. And the Fifth-Third Buildings have done hard work over the last decade. Mr. Schaller said branding. Mr. Benavides said branding. Brand the building. Mr. Black said exactly. So they are almost making the sign, and you don't even need the sign anymore because people over time will know that.

Mr. Black said well, hopefully the trustees will take action. In 3 weeks they will. Mr. Garn he does not know. He would have thought that if they had a solicitor, that they would have passed it on to someone like that, he would think. It was asked are they going to appoint one, a solicitor. Mr. Garn said he hopes so at some point. They have to. But they obviously are having some problem deciding, because they have had a few different ones that they have used, and they must have their viewpoints over who to hire. Mr. Black said he means amongst the three, and Mr. Garn said amongst the two or three different attorneys. And he does not know. Mr. Black said he means but the three trustees. Mr. Garn said the three trustees are having a problem, you know, of having some kind of unanimous decision. He told Mr. Benavides to throw his hat in the ring, and Mr. Benavides said he has a job.

Mr. Black asked if there was anything more they would like to discuss. Mr. Garn asked do they want him to, when he sees different things like this, just to include it. Mr. Black said absolutely. Ms. Warnimont said she thinks so. He mentioned once before about side yards. He mentioned that once before about side yards, so she thinks, you know, just make a list of it. Mr. Garn said other things, yeah. Ms. Warnimont said yeah, and then whatever comes out of these surveys, and whatever they bring up, you know, and then they can go from there, and see how important it is or isn't for them whether they want them to go forward on it. Mr. Black said because you are chasing your tail to try to come up with everything. It was commented everything written down. Yeah. Mr. Garn said oh, yeah. Ms. Warnimont said there is always going to be somebody out there that is going to find something you need to come up with. Mr. Black said Yankee ingenuity. That's what it is all about. Where there is a will, there is a way. Mr. Schaller said sure. That can cover it all.

Mr. Garn said ways of powering the vehicles. He missed part of it, but they had something on television tonight about the medical thing where their trucks start off with the gasoline for a certain thing, and then the propane or something to that effect takes over, and that's it. Then we buy a couple tank fulls of gas a year, and then the rest of it he thinks is propane, or some type of natural gas. He is not sure what. But that was Medicorp, he thinks, they were showing. Mr. Black said he does not know why you would need the gasoline if you could run on propane on its own. Sam Saunders used to run all his farm equipment on propane, and that was back in the 50's and 60's. Mr. Garn said yeah, it was something about getting it started. Getting it started down the road. Mr. Black said yeah, well, they did do that. One of the problems is unless you have commercial refueling, you are only going to get about 80 or 90 miles to a fill-up, so you have to come back every time you fill up. And if you travel, there is no refueling system in our part of the country, and it isn't practical, so you have to have the dual fuel. Mr. Benavides said he can't just tap it off of his meter at the house. Mr. Black said oh, yeah. Mr. Benavides said put it there in an outlet, and have a little fill-up there as well as an electrical outlet outside. Mr. Black said yeah, but you are only going to go 80 or 90 miles on one tank. So if that's all you are going to do is drive a few miles a day, that would be fine. But you are still not going to have just a single use vehicle, you are going to have to have a dual fuel gasoline.

Ms. Warnimont asked do they need a regulation for that for what they might want to do. It was commented you probably will. Mr. Schaller said but, you know, you can stop at about any gas station now and buy a 20 pounder or whatever they are. Mr. Black said well, that's propane. Mr. Schaller said oh, yeah. He was sorry. Mr. Black said and really the other problem with natural gas is it's still a gas use fuel. And the law of physics tells us that you get more in any given volume of liquid than you can a gas. That's why propane is more viable from just that standpoint, because it's liquid. Natural gas, you know, the most you can do is put 3,000 pounds. Well, 3,000 pounds into a normal tank, and you take that same volume and put a liquid in it, you have got a lot more energy in that liquid. So that creates some of its own issues, until you get a

fueling system that will work. Because propane or natural gas is a great fuel because of the emissions and so on, but it's got that whole, and Mr. Benavides said limitation on distance. Mr. Black said yes. And until you have an infrastructure that you can refuel, so that's not too practical. It's like these hybrids, and he is convinced when you have a Honda that gets 30 miles to a gallon, you are better off than going and getting that, or using these cars and, you know, that type of stuff. And that can't be too green. And what do they do with those things when they are done, and who knows how long they are going to last. It was commented the ship to China, and didn't they see that 20/20, and Mr. Black said no, he did not see that. It was commented the CRT's, and batteries, and all that, and shipped them over to China. Mr. Schaller said or produces the energy in the first place, like coal. Mr. Black said exactly.

Mr. Black asked if there was anything else they would like to discuss. Mr. Garn asked what did they all think of doing the surveys with some of the stuff. Evidently this must have been online surveys. Mr. Black said yeah, they looked like they were all web based surveys. And like any survey, it's such a small response rate, and the type of people. And Mr. Garn said that are going to respond. Right. Mr. Black said yeah, so you don't even know if it's a valid response. Ms. Warnimont said plus that's what that company said they were going to do anyway, so she can't see them doing something different. Mr. Garn said right, let them do it. Ms. Warnimont said yeah, let them do it, and if they want their particular issue, they can ask them to put that part of it in there. If there is a particular one that they think okay, they would like to hear some input on that survey that they may not think of. Mr. Black said right.

Mr. Black then said to Mr. Garn, do they have any major areas in the process of being annexed. Mr. Garn said well, it was just in the paper about Perrysburg Heights. Ms. Warnimont said yeah, Heilman Addition. Mr. Black said and how about where Mr. Rometo lived. Ms. Warnimont said yeah, Heilman Addition. Mr. Black said is that Heilman Additions. Okay. Ms. Warnimont said yeah, that's what they called it. Mr. Garn said it actually has another name. Mr. Black said that's what he thought. Ms. Warnimont said they always used to call it that. The fire department did. Mr. Garn said yeah, because the Heilmans were the ones that started it. But it's called the Perrysburg something. Ms. Warnimont said yeah, she does not even know. Yeah. Mr. Garn said yeah. Mr. Schaller said Perrysburg does not really want the Heights. Is that what he heard. Mr. Garn said well, it's interesting when you read the article, you sort of wonder. He thought it was a little bit on socioeconomics, or you are not good enough. Mr. Schaller said that's what he reads into it. Mr. Garn said they got themselves in some hot water in doing that, and he thinks that was the wrong way to go. Mr. Black said well, it's completely surrounded. Mr. Garn said it's completely surrounded, and it's like we are going to look at anything before we take it, whether we are going to make any money at it. Mr. Black said he is sure that's why they have not annexed it before now. Mr. Garn said that's probably it. Mr. Black said it is. Mr. Garn said but that's a social issue, not anything else. Mr. Black said but it's a heck of a lot nicer than it used

to be. Mr. Garn said oh, yes. Yeah. He guesses they want him to finish off cleaning it up before they take it. That will be a while.

Mr. Black said he thought Mr. Rometo lived right off here. Mr. Garn said Mr. Rometo lived off of, and Mr. Black said off 20, and Mr. Garn said no, he lived off of Eckel Junction. Mr. Black said what about, is Woodmont the one off 20 by the old McDonalds. Mr. Garn said that's Oakmont. Mr. Black said oh, okay. He said he was sorry. Mr. Garn said he did not live in Oakmont. Mr. Black said okay. He was sorry. He thought that's where he lived.

Mr. Garn said well, they were interested, and that's why they got into their part of this agreement. What happened was Oakmont had started getting their water through Regional Water and cut off Perrysburg's water, and so the people all of a sudden started getting reasonable water bills. And the city did not like that, and they wanted them back, and so that was part of the agreement was that they got back in the City of Perrysburg water. And then it's in that we won't annex you unless you want to be annexed. Mr. Schaller said it's in the 99 year deal or something. Mr. Garn said that was part of that 99 year deal. Mr. Schaller said what, about 10 years ago, was it. Mr. Garn said no, it's not that long ago, but about seven. Mr. Black said it's not the original 99 year. That goes back longer than 7 years ago. Mr. Garn said no, it's about 7 years, maybe eight. Because he knows Nathan Hagermeister was here. He was one of the trustees. And that was in that group with Bill Miller and so on. It was commented on my neighborhood. That was part of that. Mr. Garn said oh, yes, because they wanted to go all the way down to River Road and get it all. Oh, yeah. It was commented yeah, the member remembered that. Mr. Black said is that right, all the way down East River Road. Mr. Garn said yeah. It was commented yeah, one part of that 99 year deal.

Mr. Black asked the member if he has a sewer, and the member said yeah. Mr. Black said and he is hooked into the Northwestern Sewer, or Perrysburg sewer. Mr. Schaller said the member was Perrysburg sewer. Mr. Benavides said he thinks he is Perrysburg. Mr. Schaller said to the member he is Toledo water, and Mr. Benavides said he gets Toledo water, but he gets a bill from Northwestern, too. Mr. Schaller said they have all got their hands on it. Ms. Warnimont said yeah, you do. They do, too. Mr. Schaller said it's the same as theirs. Mr. Black said he is on a septic, and he gets a water bill from the sewer district, Northwest sewer district. He pays water to the city, pay pipe distribution to the sewer district, and the septic tank. Mr. Benavides said he got a huge bill last time from the city. Mr. Schaller said City of Toledo, or Perrysburg. Mr. Benavides said well, it's all in one bill. Ms. Warnimont said it's all in one bill. Mr. Schaller said yeah, theirs was pretty large. Mr. Benavides said theirs is large. Mr. Black said what are you going to do. Mr. Schaller said bottled water, and still charge you. It was commented he already drinks bottled water. Mr. Schaller said three kids take showers too long, you know. Mr. Garn said he is going to run a hose down to the pond. It was commented and you want clean clothes or not.

Mr. Black asked if there was anything else, and there was nothing. He asked if there was a motion to adjourn. Mr. Benavides moved with a second by Ms. Warnimont. All members were in favor, and none were opposed. Mr. Black said okay. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Grant W. Garn,  
Recording Secretary