

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

ZC MEETING
April 13, 2009

The Perrysburg Township Zoning Commission held a meeting on April 13, 2009. Robert S. Black, Chairman, called the meeting to order at 6:00 p.m. A roll call was taken. 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 Ronald M. Hanna.

MEMBERS ABSENT: Jeffrey Normand.

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

APPROVAL OF THE 2/9/09 MEETING MINUTES: Mr. Black asked if there was a motion to approve the February 9th minutes. Ms. Warnimont said she did not see them in the packet, and asked if they have them. Mr. Black said he thought they had approved them before. Ms. Warnimont said no, they were not done because of computer problems. Mr. Black said okay. Mr. Garn said they were not in the packet. Mr. Black said unless they were combined. It was just March 9th. Mr. Garn said oh, right. They are not done yet. He put it down just in case they were done, and he knows they are not done. Ms. Warnimont moved with a second by Mr. Hanna to table the approval of these minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, Mr. Benavides, Mr. Schaller, and Mr. Black. Motion carried 5-0-0.

APPROVAL OF THE 3/9/09 MEETING MINUTES: Mr. Black asked if there was a motion to approve their minutes of the March 9th, 2009 meeting. 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. Hanna, Mr. Schaller, and Mr. Black. Motion carried 5-0-0.

Mr. Black said seeing that the only person in the audience is Mr. Oravec, there will be no public comments this evening.

FORZA PERRYSBURG/COMFORT SUITES, SPR 2004-14A. Vic Surati of Forza Perrysburg, LLC, owns the Comfort Suites Hotel at 27450 Helen Drive. They would like to add an indoor swimming pool and 10 additional guest rooms. They have redesigned

the parking lot layout. It seems that they will not have enough onsite parking spaces, so they have a parking licensing agreement with a neighboring property owner. George Oravec, PE, is working on their site engineering work. They applied to the BZA for parking and setback variances. Though granted, they have stated that they realize that the final outcome is contingent upon final site plan approval. An independent engineering firm has reviewed the plans, checklist, and storm water calculations for compliance. A copy of the reviewer's report is attached. Please review these reports as there may be items that need to be addressed. The review of the storm water calculations should be complete by the meeting date. Our township fire inspector has also reviewed these plans for compliance.

George Oravec addressed the commission regarding this application. He told the commission that he received Mr. Kuhn's letter, and they have had several submissions back and forth trying to resolve some issues, and he thinks they have resolved all of them with the exception that he is a little confused on three of them, because he had highlighted the particular items for him when he met with him personally on these issues.

In his letter he makes comments, he believes, more so than requirements on items 1 through 5. The one with respect to the sanitary sewer and the water service on item number 4, they will be extended out of the existing building. There will be no new taps into the building. No new water taps, no new fire line. Everything is coming out of the existing building. In their discussion with Northwest Water and Sewer, they felt in that case a plumbing inspection, or the building inspecting division of Wood County will handle that. He believes in his discussions with the fire chief, and he does not know if he sent correspondence to Mr. Garn, but he had no objections for the site plan because of the fact that there is a fire hydrant at the right hand drive right at the driveway, which more than adequately services his requirements. And since nothing has changed as far as the pavement area is concerned, the radiuses and the maneuverability for the fire trucks was fine before. Therefore it is not changing.

Item 6 and item 7, they have added those dimensions. Item 6 is 12 feet of width of the half street on Helen Drive on their side, and they put that dimension on the site plan. And the distance from the front of the expansion to the right-of-way line is 46 feet, the same as the existing building.

Item number 8, the actual increase in the depth of the water is about .15 of a foot, zero point one five of a foot. That amounts to less than 3/16's of an inch. On the grading plan, which is on sheet C-3 of the existing construction plans that were done by Poggemeyer, it identifies that the height of the driveway, the high point in the driveway is, he believes, 100.4. The top of the curb, the lowest top of curb is 100.5. This will raise the elevation of the water at a 25 year storm from 100.15 to 100.3, still below, so it does not leave the site, so there is not any need for any additional detention. It's

being provided within the site itself, and those numbers, like he said, appear on sheet C-3.

Item number 10 and item 11, there is a landscape plan and a lighting plan on the original plans for this hotel. They have not changed. They have not added any additional landscaping. They are not adding any more lighting. Everything is basically the same. The only thing that is happening is the area that is grassed on the northern portion of the existing building, as they can see, that's where the expansion is going. They are not moving any electrical transformers. They are not moving any distribution boxes or anything in that area. They are adding the expansion as they can see on that.

Mr. Black said so there is no landscaping being removed, and Mr. Oravec said no, there is no landscaping beyond the landscaping that was on the original set of construction plans. Mr. Black said so there is no landscaping being removed as a result of this addition, and Mr. Oravec said no, none. None. It was just grass area that's being removed for an expansion of the building, and that's it.

Mr. Black asked Mr. Garn if he had any comments. Mr. Garn said not really. Mr. Black asked if any of the members had any comments. Ms. Warnimont said no. Mr. Black asked if there was a motion to approve the site plan. Ms. Warnimont moved to approve the site plan. Mr. Black asked, is there a second. He then asked again, do we have a second on the motion. Mr. Hanna said yeah, he would go ahead and second it. Mr. Black asked if there was any further discussion. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, Mr. Schaller, Mr. Benavides, and Mr. Black. Motion carried 5-0-0.

Mr. Garn said he did have those plans on the table. He asked Mr. Oravec if he would sign and date those. That way he can mark the original. Mr. Oravec asked if he needed to sign, and Mr. Garn said at some point, yeah. He will sign them, Mr. Black will sign them. Mr. Black asked Mr. Oravec if he wanted to just take care of that now. Mr. Garn said that was delivered to the office today. Mr. Black thanked Mr. Oravec.

SUNOCO SERVICE STATION REDEVELOPMENT, SPR 2008-07. Informal review at the request of the Zoning Commission. George Oravec has asked for a continuance to the May ZC meeting. He will be applying to the BZA on 4/21/09 for variances on the parking space and landscape island as per Dave Kuhn's letter. ODOT has received his formal submission. George Oravec, PE, PS, of Oravec Consulting & Engineering will be representing the owners of the Sunoco service station at 10711 Fremont Pike. They would like to redevelop their site. It includes an easement driveway to the Holiday Inn Express. The proposed noncompliant building setbacks for the proposed new building have been approved by the BZA. The site plan is presently being reviewed by both our independent engineering firm and our township fire inspector. A copy of the engineer's report is attached.

George Oravec addressed the commission regarding this application. Mr. Garn asked Mr. Oravec if he wanted him to put some things up on the board for him, and Mr. Oravec said yes. He said they have had meetings with ODOT and with Mr. Kuhn on this one as well, as well as the fire chief with respect to the renovation of the station. If they are familiar with the area, it is on a prior place. The existing building sets right about here, and it's almost right on the property line, and there is a curb cut right here off of Lake Vue Drive that's going to be removed as part of the plan. The pumps are located up in this area. And they are almost up to the right-of-way line where the edge of the pavement is here. This pavement is all existing in through here, the driveway that goes back to the Holiday Inn Express. This area in the back in here is grass area. It kind of comes down like that. This driveway is existing as well. It's right across from the Frisch's driveway on Lake Vue Drive. And what they are proposing to do is tear down the old building, which used to be a service station at one time quite some time ago where they actually serviced cars back then. That's how old that building is. The tanks are located in here, the buried tanks. And what they are proposing to do is build a new building back here, put the pumps in this location, leave the tanks where they are at, maintain this driveway, this curb cut, and this curb cut. The comments they got back from Mr. Kuhn the last time, he thinks they have addressed every one of them.

Mr. Black said by the last time, he asked if he meant the March 23rd, and Mr. Oravec said right, it was after he had that informal meeting with them. He had met several times with Mr. Kuhn, and this was his latest comments on March 23rd that he had sent to him and to Mr. Garn.

Mr. Oravec said they meet all of the requirements. The only issue they disagree on is Mr. Kuhn is recommending that they try and locate the building somewhere else, because he did not think it was convenient for a truck to park here, and refill the tanks, and block some of the parking spaces in front of the building itself. They only see that the length of the truck, that this would block about five out of the twelve spaces here in the front of the building for a period of a half-hour to 45 minutes. That is not anything insurmountable that it's going to interfere with the operation of the station if they do that.

The most important feature of this is that this driveway is shared obviously by the Holiday Inn, and has to remain open by an easement right. When the pumps are located up here, and the pavement ends in this area, and the building is located here, obviously ODOT is correct, the people exiting and entering the Holiday Inn use this drive only because they are not going to go through the pump islands to get to this drive to get out on to 20/23. So what they do is when they leave the Holiday Inn and they come out here, that's a big concern of ODOT. And ODOT is recommending that they, even though they are not doing work at all in the public right-of-way, they are not changing the use, ODOT is saying they would like this driveway cut down. Instead of 29 feet, cut it down to 14 feet, and this one cut down to 14 feet so that it meets their specifications as far as the width of a driveway for a right in right out. This is too wide

for a right in right out based on their current specs. The face of the curb to the face of the curb should be 14 feet to meet their current standards.

What they did is they took the island locations that are along the middle or the centerline of State Route 20/23, and identified the delivery truck sizes that go the Holiday Inn, and the potential of a fire truck coming in here, and they met with the fire chief on this issue as well. If, in fact, they take it down to a 14 foot wide lane, they would have to go into this lane, up against the curb island to make that swing to get into the site itself, or block two lanes of traffic in order to make the swing to get on in. Remember, this is the transition lane coming out of the exit off of the expressway, off of 75, and they can see it's tapering back into the regular two lanes down that area. The other problem, the fire truck has the same problem doing it in that fashion. ODOT's solution to that is make the 14 foot wide a mountable curb, and therefore any large truck, or the fire truck, can ride over the grass, and over the lawn, and come into the site, you know. Obviously that's not acceptable to the Holiday Inn, it's not acceptable to them, it's not acceptable to the fire department. They want them to do the same thing here, because their comment is well, they can ride over the curb on this one as well.

So that's the only real issue that they disagree with, the redesign of these, and the movement of the fuel storage tanks. So consequently other than that, everything that Mr. Kuhn has got in this particular letter they have already complied with, and they have taken care of, and given him all the information to accommodate that.

None of this area and the signage will not change. They are not adding any additional pavement outside the limits of these areas, as they can see. They have received their variances for their rear yard setback and their side yard setback from the BZA, but he believes it's the 23rd, and he asked Mr. Garn if that was right, and Mr. Garn said yes. Mr. Oravec said the 23rd they will be back before the BZA, because the way Mr. Kuhn calculated the parking, they are one-quarter of a parking space shy of meeting the code, so they have to go to the BZA for a variance on that.

The other issue is that these islands, this island, and this island, and this island, are supposed to be landscaped according to the code. The fire chief would prefer that they leave them just painted striped islands here and here to give him more maneuverability. They really don't want to pave them in this particular vicinity especially, so they are going to ask the BZA for a variance on that part of the code. But the landscaping, they are adding trees down Lake Vue Drive, they are enhancing the landscaping that's existing outside the public right-of-way on 25, and will be adding some additional hedges in here and in here to enhance that landscaping.

They did have a light pole here, and he believes there was one on this side, he thinks they added. It's here on the lighting plans. But they added two light poles, so they will

get some more photometrics to show that the light does not splash beyond the limits of the property. That's it. Trying to take an old service station and upgrade it.

Ms. Warnimont asked him if he was or if he was not going to reduce that with the curb thing. He made it sound like that's what they want them to do, but they are not going to do it, and she asked if that's what he was saying. Mr. Oravec said Dean Beck does not want to change the size. Ms. Warnimont said does want to change it. Mr. Oravec said, and they will probably have Mr. Rob Armstrong here when they have the formal hearing on the site plan to speak on behalf of the Holiday Inn Express, since it's owned by Bennett Enterprises. He will inform Mr. Stormer prior to the meeting that they do not agree with his recommendation. That they are not doing any work in the public right-of-way, they are not pulling a permit from ODOT, and that they are not changing the use. And he believes under those criteria, they cannot be obligated to change that driveway. He can make it as a recommendation, but he cannot obligate them to do it.

To tell them the truth, he is not sure Mr. Beck will revise the gas station and rebuild it if he has to change those driveways, because he thinks they are critical to his operation, and that the 14 foot width will hamper his business in that location. You know, when people come off of that interstate ramp, and he is guilty of it as well, that when you turn off the ramp, and especially if you are moving on a red light, and you have the ability to turn, and the red off goes off for the right hand turn, you are accelerating. You hit that thing over here, and you've only got a 14 foot drive to go in, you are going over the curb if you don't have room to be able to make that turn and swing on in. And he can't imagine the delivery trucks, the fire truck, or any vehicle of any size making that turn into a 14 foot wide drive. So that's why it's so critical to Mr. Beck.

But he does not want ODOT to think they are doing it behind their back. They are going to invite them, and make sure that they are aware of the meeting after the 23rd when they set that so they have an opportunity to be here and speak their piece as well.

Mr. Benavides asked so they believe that it's critical to the gas station, not to the Holiday Inn. Mr. Oravec said well, ODOT feels, and Mr. Benavides said no, no, the owners. Mr. Oravec said oh, the owners. Oh, they feel it's critical, not only the Holiday Inn, but their service station as well. You know, they are more than willing to close that driveway on Lake Vue Drive. It was pointed out to them it was so close to the intersection that literally when you came around this radius, you were turning in here, and the old building was right here. You know, they were more than willing to get rid of that.

This is practical because it's right across from the Frisch's driveway, but they have identified on the plan with big signs to be placed here outside the public right-of-way, do not enter, and this will say exit only so that people will be able to pull in here. But now that they have all this room in front of the pumps, they can direct the traffic to go

out that way, and it will be visible to people to do it. And they feel it's going to function like a right in and a right out with proper signage. The only thing they are not meeting is their code by shrinking it down to a 14 foot wide drive here, a 14 foot wide drive there.

Mr. Schaller said another question he had in this letter, that he responds to Mr. Garn in this letter concerning the location of the fuel storage tanks. Mr. Oravec said yes. Mr. Schaller said he reads it that Mr. Kuhn had a comment about, you know, the refueling of those tanks being in front of the store impacting, you know, he guesses the patrons entering the store and that type of thing, and he does not see that he has necessarily addressed that, or is he missing that. He provided commentary on it, but it does not necessarily address that. Mr. Oravec said they are not moving the tanks. Mr. Schaller said okay. Mr. Oravec said those tanks are relatively new. He thinks he only put them in about 5 years ago. They are the state of the art tanks with the double lining and everything like that. And he feels that it is not an inconvenience to the people utilizing the service station or the C store, and therefore he does not see the need to go to the expense to relocate the tanks at some other location. Mr. Schaller asked where is the entrance to the convenience store, and Mr. Oravec said right here. Mr. Schaller said right in the center, and so where is the truck going to park when it's fueling, and Mr. Oravec said it will park right here. Mr. Schaller said and it's a semi truck, it's a 50, 60 foot long truck. And if you are fueling your car, it's a certainty that you have to walk into the store. He said he guesses it's a matter of opinion how inconvenient that is, or if it's even a hazard to do that. Mr. Oravec said well, it depends on how many customers come during the period of time that the fuel truck is there. Most of the pumps, he is sure these pumps will be the typical state of the art where you can literally pay at the pump. Mr. Schaller said all right. Mr. Oravec said if you want to buy something from the C store, you are going to go into the C store. What he will do and find out from Mr. Beck is what hours do they come and fuel those particular tanks. When do they refill their tanks. How many times a week, and what period of time during the day do they come. And from the customer receipts, how many customers do they have inside the C store during that period of time to get a more accurate count as to how many customers are inconvenienced, and how many are not.

Mr. Hanna said if a truck is parked there, wouldn't the store have no visibility, no vision of the pumps. They would not be able to see any of the pumps, would he, with that truck parked right in front of the store. Mr. Oravec said well, the cash registers are on this side, so he would assume he could see them through this particular area. He may be blocked from visibility from this one, but these islands here he could see.

Mr. Schaller said how does that fuel truck get into the site. Mr. Oravec said he comes in actually from here, because he's coming from the interstate. He would pull in to this area, and he exits out this way, and then goes that direction.

Ms. Warnimont said there are a number of stations that are doing the same thing, having those tanks right out in front of their doorway. Mr. Schaller said yeah, if nothing else, just to him it seems like it's almost a dangerous type of thing. Ms. Warnimont said but the Speedway in Perrysburg has the same thing, and there is another one, and she forgot which one, if it was BP, or there is another one in that area that have them right smack dab in front of the doors. Mr. Schaller said because he sees the note about the off peak, but he has seen those trucks at those stations at all times of day, you know, during the day and that sort of thing. Mr. Oravec said they will get those time frames and customer counts.

Mr. Black said what has the state represented to them as far as this cut. Are they going to prevent him. Mr. Oravec said no, what Dave Diserd and Mike Stormer said to them when they met with them was that their standard is 14 foot, 14 foot. They could live with two of them. Or if they wanted to close this one and make this a right in right out only with a 14 foot lane going in this direction, and one coming in this direction with an island in the middle, you know, relatively narrow island in here in the middle, they could live with that as well. But their, what they call their access management process that they have been using is that they prefer either a single intersection as a right in right out. And they don't qualify this as a right in right out because the island is too big, unless they narrow these down to 14 foot wide lanes, and then it would meet their standards.

Ms. Warnimont said what they do say in their letter, March 24th, it said that they will be required to meet those. That's what their letter says. Mr. Oravec said what Mr. Stormer did not state in that letter is that you are required to get a permit for a new use on the site. They are not changing the use, and they are not getting a permit to work in the public right-of-way because they are not touching anything in the public right-of-way.

Mr. Black said he is not quite sure why they would want to narrow it down, particularly given the use with the hotel in there. Ms. Warnimont said but it says it must be modified to reflect the ODOT's right in right out drive standards. And normally they do not allow for modifications. The drive will be required to meet the width requirements. She agrees, she does not see why they would need to, it's just well enough. Mr. Black said particularly given that. He agrees with his analysis. Mr. Oravec said they pointed it out to them. Mr. Black said they do need to come out into the other lane, or come up over the curb and then through the grass at that point. And with an extra use for the Holiday Inn, the way it's been used, it's a different type of intersection. And he thinks that he has a good argument that they are not doing any work in the public right-of-way, and therefore it shouldn't.

Mr. Black then deferred to Mr. Garn. Mr. Garn said it seems sort of interesting because ODOT is requiring this to be done as a safety measure, yet we're saying that it's unsafe to do it. Mr. Black said he thinks it is. He thinks it's going to be harder to hit that

smaller target coming down that road. He really does. Mr. Garn said yeah, they do have the same target, through, in front of the Meijer's store and the Wal-Mart. Both have those 14 foot entrances.

Mr. Schaller said if it's wider, does that encourage somebody to try to exit from that same location. He asked if that was why they want that. Mr. Oravec said he thinks, from the conversation they had with them, is they feel even though people will see this, and see the signs, and have the ability now without going into the pumps to go out here just by turning in that direction, that some people will violate it. And that it's less likely that they will violate if they have to come into a lane that comes like this, and then make a sweeping turn to go on. He thinks Mr. Garn gave him a copy of what Mr. Kuhn, he thinks, rough sketched, and Mr. Garn said right, yeah, he gave him that. Mr. Oravec said that will kind of give them some ideas of what ODOT is talking about. There is a 14 foot right just utilizing the same two curb cuts, and then here is some other sketches where you use one and close this one, where you expand it this way and close that. That's basically what ODOT did, and those would meet ODOT's standards.

Mr. Black said he thinks the current width and the two entrances or exits, whatever you want to call them, actually work well for this site given, particularly, the additional in flow and out flow because of the hotel. Mr. Oravec said he is going to check the accident records as well, because Mr. Stormer made some statement that this is a high accident rate area, Thompson Road to Hickory in the City of Perrysburg, but he does not remember this area being a high accident situation, not in the vicinity of the service station or Lake Vue Drive.

Mr. Black said well, the barrier's been put up, too. Mr. Oravec said the barrier eliminated all the left turns where the accidents were occurring. Ms. Warnimont said plus if you have got a tanker going all the way to that barrier to turn into to make that turn, as fast as people go down, they are going to plow into the tanker. You know, that would be more than likely to have an accident there now if you go to changing it. Mr. Oravec said correct.

Mr. Black said to Mr. Oravec this is the informal, and Mr. Oravec said this is the informal. Mr. Black said to him is he looking to get the feeling from their commission as to whether or not they feel that the ingress and egress needs to be narrowed to 14 feet, and Mr. Oravec said uh-huh. Mr. Black said he does not believe so. He asked if any of the other commission members would like to share their thoughts as he thinks Mr. Oravec would like to know now. That's one of the reasons they are having an informal. It was asked do they have jurisdiction on the right-of-way. Mr. Black said he guesses his point is would they be inclined to improve this site as Mr. Oravec as proposed it, and then they let him fight it out with the state if that becomes an issue he guesses would be his way to look at it. Ms. Warnimont said is he having Mr. Stormer come here next time, and Mr. Oravec said he is going to ask him to come. He is going to ask him to come. Mr. Schaller said the issue with this is you have to eliminate this,

and Mr. Black said right. You can't have both. Either have this and this, or you have just this, and then you have this coming out, and that's eliminated.

Mr. Black said it makes the site work better with both of those entrances, the ingress and egress the way they are set up now, he thinks, and they are already there. It would be different, and Mr. Oravec said if they were trying to put them in right now. Mr. Black said right. It was commented the problem is the hotel. That's really the problem. Mr. Black said it's a lot more traffic including trucks and stuff. It was commented right. Mr. Schaller asked did they have access to the hotel through Lake Vue Drive, don't they. The response was sure. Uh-huh. Yeah, they do. Yeah. Mr. Schaller said if they just force people that way as opposed to having that short cut. It was commented right. Right. It was commented so you wouldn't have, you know, the traffic forcing its way back out.

Mr. Garn said yeah, one thing was signage. Like the Panera Bread. If you look at their entrance, he has yet to see, other than himself, a car going out the exit. It's marked. Everybody goes out, so a lot of people do not read signage. And he thinks you can see from the overhead photograph that for years this has had arrows painted right in there showing both of them as entrances and exits. So it's surprising that the Holiday Inn doesn't send the people back out to the Lake Vue Drive. Mr. Schaller said because they can only go east anyhow. Mr. Garn said, and if they wanted to get to a stop light easier, it would be easier if they went around, and he does not know the name of the road where they go down Lake Vue Drive a little further, go over towards Kroger's, and then they can go right out the stop light and go back the other way. He does not know how they handle that.

The other concern in there was a letter from the fire inspector about the placement of the building. Trucks pulling out, and more people would not park in the parking space. Mr. Black said well, that's more of a business issue. Mr. Garn said no, it's an issue of whether you go to pull in or pull out. And if a parking space is there, and you make a statement that cars aren't going to park in a space. Is a fire truck going to ask a car to move that's parked. Ms. Warnimont said to Mr. Oravec, is it possible that the building could be shifted over towards the west a little bit. Those parking spots over there, is there not enough to pull out of a parking space right there. Is there not enough to pull out of a parking space there if that building is not shifted a little bit more. There was some discussion going on between some of the members while Ms. Warnimont is asking Mr. Oravec this question. Mr. Oravec said well, there wouldn't be. The driveway would be too narrow. Ms. Warnimont said okay. The members continued to discuss among themselves.

A member asked why is that the best location for this C store. Mr. Oravec said he thinks from his standpoint, it gives him the greatest degree of visibility from Fremont Pike from traffic going by. And he thinks from a safety standpoint, it also gets the pumps further away from Fremont Pike by having it in that location. He does not think

it's very desirable to have them up here, but, of course, that's where the building is, but right in front of the building. And they are oriented this particular direction, and the member said right, which is probably more convenient to the entrance and exit than having them elsewhere. Mr. Oravec said for the gas station customers it is. The member said yeah. Mr. Oravec said the gas station customers come in, go to the pumps, and go out. It was commented yes. Mr. Oravec said then the motel people, and the member said go straight in, and Mr. Oravec said and come in and go out this way. The member said because he thinks that layout is more inconvenient for the gas people, much more. Mr. Oravec said you know, they can, in fact, get around and get back out in this direction, and he thinks this is going to work very well with the ability to maneuver in this area, or maneuver here, especially if the signage is large enough here to identify exit, you know, do not enter. And that's one of the things that he will talk to ODOT again about, and see if he can come to some agreement on signage with them.

Mr. Black asked Ms. Warnimont, what is the fire department's issue. A member said right here. Ms. Warnimont said she did not know. Mr. Black asked is it the Lake Vue entrance, and the response was yes. Mr. Garn said oh, yeah, for the fire trucks to go in that way. For them to make the radius, they drive right through the parking spaces. Mr. Oravec said what they did is they laid the template out for the fire chief. And in order for him to make the sweep with the fire truck, he would have to go into this lane, and turn it, and come in to avoid these parking spaces, you know, as opposed to staying in his lane. If he stays in his lane and cuts in, he would then cut across these parking spaces in here. Mr. Schaller said but in reality, as he's driving to there, if he's coming from this location, he has to go up to the U-turn. Mr. Oravec said he has to go up to the U-turn and come in here. Mr. Schaller said yeah. Mr. Oravec said and with the exits, he's going to come down here, and he will sweep out anyway. Mr. Garn said the fire inspector said they would not always go in that way. He said sometimes they would go in to Lake Vue Drive. Mr. Schaller said oh, would they. Mr. Garn said yes. Ms. Warnimont said yeah, they would go at the light by Kroger's, come around, she thinks it's Miller. Mr. Garn said Miller Drive. Ms. Warnimont said Miller cuts through, and comes around the back way of Holiday Inn, and could get to that point, too, if they had to, if they needed to come from that location. But then they also could go into the Holiday Inn parking lot, too. Mr. Oravec said they will make a turn this way, and that would be pretty easy. Or they come in like she said through the Holiday Inn parking lot and come in. Mr. Schaller said but you don't know you have a problem until you get there. Mr. Garn said right, and the Holiday Inn parking is right to the back of the store. Ms. Warnimont said yeah, it's right behind it. Mr. Garn said yeah. Ms. Warnimont said more than likely they would stage it there more so than going that close to a building coming in off of Lake Vue for fire purposes. Rescue may not. Mr. Oravec said the office or convention rows at the Express are right about down in here. It's this from here on that's parking in the front of that, and the building is about here.

Mr. Black asked if there were any other comments, and there were none. He asked Mr. Oravec if he had what he needed from them, and Mr. Oravec said yep. Mr. Black said

okay, and thanked him for coming this evening. Mr. Oravec said thank you. Mr. Black asked him if he gave them something that he wanted back. Mr. Oravec said thank you, and Mr. Black said he was welcome, and thanked him again.

Mr. Black asked Mr. Garn if he wanted to talk about the playground. Mr. Garn said okay. Mr. Schaller said it's a big playground. Mr. Garn said this that they can see in the very light part of it, and they can see an outline of where the present Glenwood School is. You can't tell on the side where Lime City Road is, but Lime City Road would be on the one side. The Glenwood School was annexed into the City of Rossford. Where they show the ball diamonds and the soccer fields, and there is sort of a dotted line, and then he has drawn a line that goes right through their field house. All of that is in Perrysburg Township. Mr. Black said so the lower right hand part of it is in Perrysburg Township, and Mr. Garn said yes, with all the ball diamonds and the soccer fields, and one of the tennis courts, and two-thirds of the field house.

And so it's an interesting question about Rossford, and their administrator and their zoning inspector asked about doing some kind of joint site plan approval. He does not know exactly where the trustees are with doing any of this. So far he knows that there is a slight difference in parking. Most of the parking lot is not theirs. That's a basic question for the Rossford school district when somebody is injured, whose ambulance comes. Mr. Black asked, what is the area zoned. Mr. Garn said it's zoned agricultural right now. Ms. Warnimont asked are they intending to annex all of this into the City of Rossford, and Mr. Garn said he has no idea. Mr. Schaller said he was going to say, that's a quick fix to that issue. Mr. Garn said yeah, but nobody has approached from the school district about that. Mr. Black said you know, that is a good question about emergency services. The members agreed. Mr. Schaller said yeah, especially in this kind of facility. Ms. Warnimont asked did he say that most of the parking was in the township, and Mr. Garn said in Perrysburg Township. Ms. Warnimont said okay. She thought he was saying that. Yeah, not to her it doesn't look like it. Mr. Garn said and he guesses they are hoping to come before the ZC next month.

It was asked where is Lime City Road, and a member said it's up here. Ms. Warnimont said it should be, yeah, right there. It was commented at the top of the page. It's probably cut off. Mr. Garn said yeah, it's cut off. This is just something that he made a photostat out of the newspaper as best as he could do. Well, they want to evidently put in the fields themselves, not build a field house or any of that at this time, but they would like to put in their ball diamonds and soccer fields.

Mr. Schaller asked Mr. Garn as part of that, who is going to upgrade Lime City Road one of these days between Cedar Creek's Easter services. Mr. Garn said yeah. They are going to be doing a traffic impact study. Mr. Schaller said are they, and Mr. Garn said yes. And that was one question, could they proceed without having that study to start with. He has not called back yet. Mr. Black asked who is going to do the study,

the township, and Mr. Garn said no, the Rossford school district. He does not know who they have hired.

Mr. Black said it looks like they just bought this land. Ms. Warnimont said yeah, not too long ago. Mr. Schaller said this is supposed to go out to bid in the next few months or something. Mr. Garn said they are moving right along. And evidently the school district, and he does not think he should be an advocate for them annexing, you know. Mr. Schaller said no. Ms. Warnimont said no. Mr. Garn said to take that position, but it's just sort of, and Mr. Schaller said almost like a no brainer. Mr. Garn said evidently there was no agreement. There was an agreement before with Rossford that they had to annex the Glenwood School because of water or some such thing, but this property has no such agreement with it. Mr. Schaller said if you're a teacher, you get annexed, don't you have to pay income tax to the City of Rossford. Mr. Garn said uh-huh. Sure.

Mr. Black said well, does Rossford want to annex this. Mr. Garn said he would think so, but he does not know. Mr. Black said what did they say when he talked to them. Mr. Garn said so far they have just said that they would like to have a nice civil meeting, nothing like they might have with the administration in Perrysburg. But a good part of the township and the Rossford school district, he does not know that there is any great animosity between the city and the township at this time, and they just thought well, they did not know what else to do other than having some type of joint meeting seeing if most of their regulations would be working together so that they could start building the project. Ms. Warnimont said how well are they together. She does not know anything about Rossford. Mr. Garn said yeah, he has not checked. He just knows so far that their landscape architectural firm called up and said that the parking spaces, either one or the other requires slightly more. Mr. Black said and that's the only issue, and Mr. Garn said so far.

Mr. Schaller said is this like Owen's, you know, they just talked about it, and do they need to come for site plan approval. Mr. Garn said with Owen's, they really need to work with them first. It's only when you can't work with a political subdivision that you can say thank you, good-bye. Owen's, it's like BG, they have never attempted. And he guesses he's not an attorney, so he can't read the law, but looking at the book.

Mr. Schaller said he just looks at this as one big area. What are they doing for storm water detention. Ms. Warnimont said she was just thinking that. She was just going to say the same thing, where are they putting this. She was trying to figure that out, too. Mr. Garn said likely it's mostly grass, but there is a parking lot in there, so he does not know.

Mr. Black asked who will be coming, and Mr. Garn said it would be a firm out of Cleveland that's a landscape architectural firm. Mr. Black asked if he had seen any plans, and Mr. Garn said he has seen no plans. This is just out of the newspaper. Mr. Black said what he probably should pass along to them, since it's been brought up this

evening, is the whole storm water issue. Mr. Garn said right. Mr. Black said because it is a good point. He assumes it's going to be a hard pavement. Mr. Garn said he would think.

A member said that little tiny print. Ms. Warnimont said oh, it does, that one right by the football field. It was asked what does it say. The response was the detention area. There was some discussion among the members. It was commented, they play in boots.

Mr. Schaller said to Mr. Garn that he knows the guy who is the board member who is kind of on this committee, and he asked if he should have him give him a call, and Mr. Garn said sure. Mr. Schaller said Ken Sutter is the guy's name.

Mr. Black said if that's the detention area, it would have to drain all the water from right to left, and it's probably pretty flat, and he asked isn't it pretty flat. Mr. Garn said they are going to put a cross county hill in near Mandell Road, near varsity baseball. It was asked what are they going to build here eventually, a high school. Mr. Schaller said yeah, a school complex. The member said school complex. Ms. Warnimont said see where it says future building, and she figured that's what they are talking about, you know. Mr. Garn said yeah, at this point he is guessing most of the fields would just be they would not need storm water detention for the open fields, it's just the parking lot. It was commented the parking.

Mr. Garn said he thinks where the home is in there, it's a life estate, he believes. Mr. Black said in the far right, center right. Mr. Garn said the center right. Ms. Warnimont said center. It's off of Mandell. It was commented the Kurfess. Mr. Garn said the Kurfesses, yeah. Mr. Garn said he will talk to them about this storm water. Ms. Warnimont said so if it's a life estate, then Rossford is going to buy it, and she asked if that was what he meant by that. Mr. Garn said evidently they have some type of agreement. It was commented or they have bought it. Mr. Schaller said he thinks they have bought it. Ms. Warnimont commented they granted them a life estate, and that's what she meant who, with Rossford, or a life estate with somebody else. Mr. Garn said no, with the school district he thinks. That's what he has heard.

It was commented that's quite a complex. That's great. It was commented if they move all the schools out here, you won't have all that traffic on the main street in Rossford anymore. It was commented yeah. Right. It was commented you know, it's terrible. Mr. Schaller said yeah, it's just a really practical thing to do. It will be interesting if some of the old timers would ever vote to move the school out of downtown. Ms. Warnimont said yeah, that was the big issue all the time. Big issue for Rossford. It was commented oh, that would be huge. Ms. Warnimont said they never wanted it moved out. Mr. Schaller said out in no man's land. Ms. Warnimont said and the township, too. Mr. Schaller said it's not so far away out anymore. Mr. Garn said yeah.

It was commented by a member that he drives through there every day right as people are dropping their kids off, and they pull into that far left lane, and then they want to cut across to the far left lane, you know, like this, and it's terrible. It's terrible. Mr. Schaller said on their kids also, he supposes. The member said and then they go to make a U at the light.

Mr. Garn said because a lot of the athletes are coming out here every day to use their practice fields, so he thinks in the future they will probably look at this complex differently than it used to be looked at. It was commented it's nice. Mr. Garn said he guesses they will see them next month.

Mr. Black asked if there were any other issues. He then asked Mr. Garn how is the comprehensive plan coming. Mr. Garn said he has not talked to them. They were getting more information from the Wood County Auditor's Office. So he thinks that he will have to give them a call and see if they have gotten it. There were some complications, and they wanted to make sure they had all the material they needed on the discs. Mr. Black asked so are they a little behind schedule, and Mr. Garn said they are a little behind schedule he thinks with that. They will see how that goes.

Mr. Black asked if anyone else had anything else they would like to share with the group, and there was none. He asked if there was a motion to adjourn. Mr. Schaller moved with a second by Mr. Benavides to adjourn. All members were in favor, and none were opposed. The motion carried. The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Grant W. Garn,
Recording Secretary