

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

ZONING COMMISSION MEETING
June 8, 2009

The Perrysburg Township Zoning Commission held a meeting on June 8, 2009. Robert S. Black, Chairman, called the meeting to order. 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, Ronald M. Hanna, and Jeffrey Normand. Mr. Black welcomed Mr. Normand.

MEMBERS ABSENT: John J. Benavides.

APPROVAL OF THE AGENDA: Mr. Black asked if there was a motion to approve the agenda. Mr. Hanna moved with a second by Mr. Schaller to approve the agenda. A roll call vote was taken. Yes votes by Mr. Hanna, Mr. Schaller, Ms. Warnimont, Mr. Normand, 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 meeting minutes. Ms. Warnimont moved with a second by Mr. Hanna to approve the February 9th meeting minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, Mr. Schaller, and Mr. Black. Mr. Normand abstained. Motion carried 4-0-1.

Mr. Black said he would like to make a suggestion on the February minutes, that they pass those minutes along to Beckett and Raeder and Feller/Finch. It was commented there were a lot of good ideas in them. Mr. Black said he had forgotten about all those good ideas until he read the minutes yesterday, and the members agreed. Mr. Black said they should not have to wait that long, because it's hard to remember that far back. One of the members said he had to go back and see if he was really there. Mr. Black said he thought that they had covered a lot of different issues, and it would be good for them to review them. Mr. Garn said right. Mr. Black said because he is not sure they would all bring up the same issues again, but they were all good ones.

APPROVAL OF THE 5/11/09 MEETING MINUTES: Mr. Black asked if there was a motion to approve the minutes from their last meeting, which was May 11th, 2009. Ms. Warnimont moved with a second by Mr. Hanna to approve the May 11th minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, Mr. Schaller, and Mr. Black. Mr. Normand abstained. Motion carried 4-0-1.

Mr. Black said looking in the audience, there is nobody here for any public comments, because the one audience member is present for the comprehensive plan meeting. The audience member asked Mr. Garn why he was here, and Mr. Garn said for that, but he may have comments. The audience member said his only comment right now is he does not have the foggiest notion of what's going on, and they have already met twice. Mr. Black said they are just having their normal monthly zoning meeting. He thought he was here for the comprehensive plan meeting, but if he had some comments he would like to share with that, and he said no, he does not. Mr. Black said seeing there is no one else in the audience, there are no comments.

OTHER. The zoning map is being updated at this time to reflect the many changes that have taken place. John Benavides called to say that he has retired, and he and his wife are going on an extended vacation, so he will miss this and their next meeting. Jeff said he can make it to this meeting. We do need to have some continued discussion about finding an additional alternate. Rosanna is doing a very, very good job of organizing our zoning records and updating our computer system. We are working with the trustees on having an electronic document management and imaging system installed. We may be moving the zoning offices into the present fire chief's offices and meeting room area when they are vacated.

Mr. Black then asked Mr. Garn if he wanted to share some thoughts about the zoning map that he has on the wall. Mr. Garn said the one on the right is the new zoning map, and he is not sure size wise, but they can see they have done it a little differently. Mr. Black asked him to turn it just a little bit so everyone in the audience can see it also. Mr. Garn said okay. So the colorations have been pretty well duplicated. There are different things that need to be fixed. It's such a large territory, but it's nice that they can show almost every lot and pick things up. It's just a go over and examine. They can see where the City of Perrysburg has taken substantially more, and some of it he does not understand why or how, but it's all of the cemetery now is in the city. Right now they are still doing a little bit in the heights.

Mr. Black said that certainly shows a lot of the unzoned also, and Mr. Garn said oh, yes, and the unzoned area may be larger now than the zoned area. Mr. Black said since they have had all the land annexed. Mr. Garn said yes, because he would say now with the land annexations of 140 square miles, and he just always thought this was somewhere around 22 square miles of unzoned territories.

Mr. Black commented that he said he still has some changes he needs to make to it, and Mr. Garn said oh, yes, because they don't have the boundary done correctly over here, and some of these homes, for them to know, because this is the first time Feller Finch is doing this instead of Poggemeyer, and Mr. Black said okay. Mr. Garn said to see how it all ends up. But this is the rezoning which was different than started here, but how the trustees ended up doing that one, and then there is some other things that are in litigation that the citizens will vote on. Mr. Black said that's the one on

Thompson Road, and Mr. Garn said the three of them. Mr. Garn said he had not done anything for sometime because he just put it on hold. Mr. Black said okay and thanked him.

Mr. Black then asked if there were any other topics that the commission would like to discuss, and there were none. He then said how do the dates look, June 17th, 25th, and 30th for the members. He said he will not be able to attend the first two, but he will the third. He asked if any of the other members will be able to come to the first two. Ms. Warnimont said she can do all three. Mr. Schaller said he is not here on the 17th. Another member said he was not here on the 25th. Mr. Black asked another member if he will be able to make it, and the member said he thinks he can make most of those. Mr. Schaller said they talked at one point in time about sending out E-mails, or making notices, and Mr. Black said yes, and he thinks that's one of the things that was talked about. Mr. Schaller said okay. A member said he can't do the 25th. Mr. Black said they are approaching the 17th already. It's not that far away. Mr. Schaller said yeah. It was commented certainly get decent participation and stuff. It was commented by a member that he is okay on the 17th. Mr. Black said to Mr. Garn the 30th is the only one he can make, and Mr. Garn said okay. Mr. Schaller said something about June 30th. Mr. Garn said he probably won't be here on the 30th. Mr. Black said it sounds as though they will have coverage for all three dates by at least two members at any given meeting. It was commented oh, Wednesday, Thursday. Mr. Garn said they have members in the audience here. Ms. Warnimont said Mr. Black can't make those. Can't. Mr. Garn said yeah. Ms. Warnimont said he can't do those. Mr. Normand said he was still checking here. He thought they were all Mondays. They are not. None of them are. Mr. Black said, which is probably good news for him, because he is busy a lot on Mondays. A member commented saying the goal was around 2 hours, and he asked if that was what they talked about. Mr. Garn said yes, that's what he said, 2 hours per meeting.

Mr. Black asked if there were any other issues that anyone would like to discuss. He then deferred to Mr. Garn. Mr. Garn said he does not need to change anything, because when he is going to be out of town, he will be back by the July 13th meeting. Mr. Black asked is that when the next one is is July 13th, and Mr. Garn said yes. Mr. Black said so that does not interfere this year, and Mr. Garn said does not interfere this year. Mr. Black said that's the first time in a couple of years, and Mr. Garn said first time in about ever. It was commented their next meeting is July 13th, and Mr. Garn said July 13th. Yes. It's the second Monday.

Mr. Garn said some of the other things that he picked up here, they are really getting the office in shape over there with the interns who did quite a job for about 2 and a half years, and then Rosanna has it pretty well taken care of now. Then they will be moving into some new phases, because the trustees want to have everything scanned over there. Mr. Black said he had mentioned that. Mr. Garn said right, so that's going to be quite the thing. He asked if they could meet in here, and Mr. Black said he thinks

they are going to meet right here. Mr. Garn said so this is going to be quite an undertaking, and he may be moving his office to the fire chief's office. Mr. Black said to the fire chief's office, and Mr. Garn said because then they have the big meeting room there, which would be probably about this size, for a lot of the records to be kept over there. Mr. Black said good. Mr. Garn said so he thinks that will be quite an undertaking there.

Mr. Garn said he is spending more time taking care of some of the problem properties. Mr. Black said he noticed that. Mr. Garn said some of those things. He said there is a lot more than just those. He just went out this evening before he got here and took care of Arby's and another place that had been putting signage out in front. Mr. Black said does he mean those little like real estate, garage sale type signs, and Mr. Garn said no, he is talking in front of there it looked like a used car lot. The places were starting to go overboard. Not being anti business, but just things need to be taken care of. There are a lot of things. Let's say the city has about four to five people in their zoning department, so it's sort of hard to take care of everything here, but they will get there. Mr. Black said good, and Mr. Garn said little by little.

Mr. Black asked if there were any other comments or issues that any other board members would like to bring up, and there were none. He asked if there was a motion to adjourn. Mr. Schaller moved with a second by Ms. Warnimont to adjourn. All members were in favor, and none were opposed. The motion passes. Mr. Black said that concludes the meeting, and they can go on to their comprehensive plan meeting. The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Grant W. Garn,
Recording Secretary