

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

ZC Meeting
August 10, 2009

The Perrysburg Township Zoning Commission held a meeting on August 10, 2009. 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 change. Mr. Black said that's right, with the change of eliminating Speedway from the agenda, and bringing in the auto auction under Item II B. Mr. Benavides was the second on the amended motion to approve the agenda. Mr. Black said that Mr. Schaller made the motion, and Mr. Benavides was the second on the motion. 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 7/13/09 MEETING MINUTES: Mr. Black asked if there was a motion to approve the minutes of their July 13th, 2009 meeting. Mr. Hanna moved with a second by Ms. Warnimont to approve the minutes. A roll call vote was taken. Yes votes by Mr. Hanna, Ms. Warnimont, Mr. Schaller, and Mr. Black. Mr. Benavides abstained. Motion carried 4-0-1.

Mr. Black said seeing that there is no one in the public to make any comments of general interest to the ZC, they will go on to the next item on the agenda, which is the auto auction.

INFORMAL SITE PLAN REVIEW: ABC AUTO AUCTION. Mr. Black said good evening, and a gentleman said hi, how are you. Mr. Black said fine, thank you, and asked him to stand and state his name and affiliation.

Jay Wilson addressed the commission regarding this informal site plan review. Mr. Black said he understands he is here this evening because he wants to make some site plan changes, and Mr. Wilson said they are. They are looking at adding some parking lot. Mr. Garn said there is the drawing. Mr. Wilson said right. What they are doing is they are looking at, and they have hired an engineering company to come in and actually do the plans and everything, and resubmit a site plan preview to basically

extend the parking lot is all they are looking to do. Mr. Black said it's an unpaved area now, and Mr. Wilson said it is unpaved. So along with that there are going to be plans for where all the water is going to go. He is sure also extending the buffer that's there along the one side, which would be the west side of the property. And what it hopefully is going to do is extend some jobs, visitors, and positions for some new employees at the auto auction. But they have some new business, and so hopefully they can get all this together, get some new clients here at the auto auction. Mr. Black said so it's just parking, and Mr. Wilson said parking, and Mr. Black said storm water, and Mr. Wilson said exactly.

Mr. Schaller asked how much area are they planning, and Mr. Wilson said you know what, they are looking at hopefully 800 parking spots, so they are looking at going back five or six acres, which is not the entire property all the way back, but it's probably a good chunk of this, which is basically straight back from the highway. A member said south of that, and Mr. Wilson said they will be heading south, yes, straight back, which is farmland actually right now up to both sides. Right now they do have a detention pond here, so they will be going further back.

He is sure they know they do keep grass areas around the perimeters, and landscaping, and again, some type of a buffer. He knows on the one side, because there is homeowners on the one side, he understands they would need to, you know, try to do some type of trees, or some type of a barrier on that side. Mr. Black said like they have done in the past. Mr. Wilson said they have, and, you know, that's one thing he would like to talk to them about. He is sure with the engineering they will submit some type of arrangements for that. Right now he knows they have the hill on the one side with pine trees. They do have some water set up up there for the trees, but the pines don't seem to do well when it's on top of the hill up there, so they are trying to make some type of arrangements that will look nice with some trees. Yeah, even if they stayed maybe flat back there, but put some maples across the back, or something like that that actually looks better, that they can maintain a little bit better on both sides. Again, whatever they have to do. He is new at this, so he is coming to them just to kind of get a head start, and let them know they have started the process with the engineering company. And the surveyor is coming out to give them some plans, so hopefully next month they can get going on this, and get started as early as this fall, because they need this property to open.

Mr. Black said so he expects to come back next time with a formal site plan, and Mr. Wilson said yes. Absolutely. He is going to talk to Mr. Garn about that, when their meeting is set up for September. So they already have everything in the works, so the engineers have already got everything kind of started. Mr. Black said okay. If he would just keep in mind there is a deadline before their meeting, so they don't just show up a day or two before that. Mr. Wilson said yeah, he thinks somebody has already been in contact, so he knows what dates he needs things by so they can have all the I's dotted and the T's crossed for next month.

Mr. Black asked if anyone had any comments. Mr. Schaller said the type of vehicles they will be selling in there, how they operate the facility, will that be changing at all, or is it just an addition. Mr. Wilson said it will not be. It will not be. It's just in addition to what they currently do. What it is is General Motors, with the way they liquidate their inventory, they have cut ties with one of the big auction groups nationwide, so they are trying to pick up some of that business. Which a lot of that would be transporting vehicles to their facility, which some of it will be just marshaling, but a lot of it would be actual sales that would take place in their facility. And they have taken down all the noisy outside things that the neighbors could hear, so they don't have the outside speaker system anymore, and he thinks it's much more friendly for the whole neighborhood there.

Mr. Benavides said their sales are commercial, aren't they, rather than individual. Mr. Wilson said they are private sales. Mr. Benavides said private sales. Mr. Wilson said it's every Friday when they hold their auto auction. Most people still know that's going on, because the parking lot is probably full out front. So that is not changing at all, it's just kind of the volume of what they are handling will change. Mr. Black said okay. Mr. Wilson said if they can get this approved.

Mr. Black asked Mr. Garn if he could review the prior site plans and the landscaping that was required between now and their next meeting, so if they have any questions regarding that. Mr. Wilson said plus some possible revisions for what the property that's currently their with some drainage issues that they probably have, so all of that together should be submitted for them for the September meeting. Mr. Black asked anyone else if they had any questions, and he asked Mr. Garn if he had any clarifications he would like to make. Mr. Garn said no. He said but he wants him to go back and cite the previous meetings they have had, and Mr. Black said and just see, make sure everything has been done. Because they have had issues in the past, and it's been ongoing, and this would be a good time, as long as they are reviewing it, just to go over everything. Mr. Garn said right, just to go over everything again, and Mr. Black said everything, yes, and Mr. Garn said prior approvals. Mr. Black said and then he can share that with them at the next meeting, and then they will look at the terms, if that's okay.

Mr. Wilson said okay, very good, and he said thank you very much for your time. Mr. Black said thank you so much for coming in, and they will see him in September. Mr. Wilson said they will be here. Mr. Black said okay. Mr. Wilson said they will be here, and he said thank you.

Mr. Black asked Mr. Garn if he had any other issues he would like to discuss this evening. Mr. Garn said the Marathon, he suspects part of what they are anticipating doing will have to be a thing between the trustees and Marathon as to whether there will be a need for any land acquisition or not, whether anything will take place, because that seems to be a problem. If he remembers correctly on the phone he stated

definitely they did not want a barrier down. Mr. Black said he means in the road, and Mr. Garn said in the road, and they wanted an access into the property, some type of right in and right out off of Thompson Road. And they felt there might be some trading of properties and so on between the township and Marathon if need be. Mr. Black asked if they gave him any indication that they are coming back in September, and Mr. Garn said they did not say about coming back in September, so he thinks that what he needs to do is transcribe the message that they had, and he thinks Gary has talked to this person. And so there are just some issues there, and he knows that the township even had the property right-of-way surveyed. He does not see the stakes up anymore, and so he does not know what happened with that survey. He thinks the county surveyed it, and they staked it.

Mr. Britten said they asked the engineer's office to draw them up something for a right turn lane there. They would kind of like to get that in before they do anything with that. He does not know where the deputy engineer is with that. He personally is not for a barrier on that road either, but it was just like a former idea that somebody kind of threw out, and drew that up for them on how he thinks they are going to alleviate a lot of problems with a right turn lane there. Mr. Black asked Mr. Britten if he thought they could put a right turn lane in with the existing, and Mr. Britten said there is enough room, he thinks. They may have to shift repavement markings and stuff to get it, but he thinks there is enough room. Mr. Black said that's good news. Mr. Britten said that's what the engineer is supposed to be designing, to find out if there is. Mr. Black said okay, and thank you.

Mr. Black then asked if there were any other comments anyone would like to make, and there were none. He asked if there was a motion to adjourn. Ms. Warnimont moved with a second by Mr. Hanna to adjourn. All members were in favor, and none were opposed. The motion carried, and the meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Grant W. Garn,
Recording Secretary