

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

ZONING COMMISSION MEETING  
September 11, 2006

The Perrysburg Township Zoning Commission held a zoning commission meeting on September 11, 2006, at 6:00 p.m. Robert S. Black, Chairman, called the meeting to order. A roll call was taken.

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

MEMBERS ABSENT: Arthur Rometo and Jeffrey Normand.

APPROVAL OF AGENDA: Mr. Black said it was requested that Item D be moved to the top of section II. He asked if there was a motion to make that change. Mr. Schaller moved with a second by Mr. Benavides to approve the agenda with that change. All members were in favor and none were opposed. Motion carried 4-0-0.

APPROVAL OF THE 8/14/06 MINUTES: Mr. Black asked if there was a motion to approve the 8/14/06 meeting minutes. Ms. Warnimont moved with a second by Mr. Schaller to approve the minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Schaller, and Mr. Black. Mr. Benavides abstained. Motion carried 3-0-1.

Mr. Black asked if there was anyone present for any agenda items this evening. Joe from The Blade said he was interested in the Perrysburg Plaza. Mr. Black asked if his name was Joe, and he said yes. Mr. Black said he called him earlier this evening, and Joe said yes. Mr. Black welcomed him this evening.

**INFORMAL REVIEW OF THE PROPOSED ZONING CHANGES TO THE HENRY FARM AT FREMONT PIKE AND LIME CITY ROAD.** George V. Oravec, PE, PS, would like to talk about the proposed zoning change.

George V. Oravec addressed the commission regarding this informal review. He told the commission they have made an application to Mr. Garn at the township for the southern 60 acres of this property which would directly line up with the commercial development to the west of them to the rear property line for C-3 zoning on that portion of the property, and for the north 104 acres of it for R-4 zoning. Their envisionment for the commercial section of the property would be similar to the development that is to the west. There might be some large users in the back of the property, some out lots on the front, controlled points of ingress and egress onto the

site rather than curb cuts for each of the out lots. Kind of the same type of access management development that has been incorporated all down 20/23 in this particular area.

The R-4 zoning on the back, they have had a great deal of interest from some different types of senior housing complexes. The traditional single family which is considered to be a garden unit, similar in design to, if they are familiar with Waterside in Monclova Township, there is a group that is interested in building units of that nature which have become extremely popular with people his age in their 60's and so that want to get rid of the bigger home. They have a home that's roughly about 22 to 24,000 square feet. They back up to a water feature. There is a homeowner's association that maintains all of the landscaping as well as the snow removal in the winter season. All the roads are public, so obviously that's maintained by the public identity. But the maintenance of the exterior of the facilities is taken care of by the homeowner's association. You own your unit in fee simple. It is not a condominium, it is a fee simple ownership, but you do have an association that maintains the grounds.

Mr. Black asked Mr. Oravec who are the principals of Timberstone. Mr. Oravec said Timberstone is Dan Sandwich is the president, Michael Denman, who used to be with the Bostleman Corporation, is also a principal in the corporation. Recently Gary Yonker joined the group and Jim Saffern from the Bostleman Corporation, who did their development at Thompson Road and US 23 where they did the Kohl's and Lowe's developments there. Mr. Black asked if Bostleman is part of this project. Mr. Oravec said no, Bostleman has dissolved their development corporation. And when Mr. Yonker came over, he took that identity with him, and then Timberstone has assumed the option on this particular piece of property. Mr. Black said okay and asked if he could just point and show them which part will be commercial and which part will be residential. Mr. Oravec said this portion of the property will be the commercial identity, and here is the rear line of where Home Depot and those stores are. So it basically is an extension of that property line acrossed. This area would all be developed as residential. Mr. Black said with the township zoning all being commercial. Mr. Oravec said the township zoning is right in this area in there. They would be adjacent to the commercial development.

Mr. Oravec went on to say the other type of residential development that is interested in coming in are, and he is sure they are familiar because they did some of them on Thompson Road on the opposite side of the development, are the quad units, the quad condominium units. Roger Radeliff did that particular part of it, and he is also interested in doing some in this area and this location as well. Then there is also a group that's looking at doing some that are townhouse condominium units where they cater more to a younger group and a younger population, but yet they are a sense of ownership and not a sense of rental units. But in order to incorporate that, they need the R-4 zoning classification because R-4 permits single-family duplex units or multi-

family units, which the quad or the townhouse units that are in clusters of six, eight, and twelve per building would have to fall into that particular category.

Now, they also understand that as they get these particular groups to commit to a specific part of the area, they probably will be coming back to them because some of it can only be done under a PUD. The R-4 zoning classification will control a lot of the setbacks, and the density, and things of that nature. But they are going to need the PUD in order to accomplish the site plans that they will be looking for.

Mr. Black asked Mr. Oravec if Timberstone is applying for the zoning change, and Mr. Oravec said correct. Mr. Black said it's still owned by Henry, and Mr. Oravec said it's still owned by the Henry people. Mr. Black asked if Timberstone was planning to own this property after that transaction occurs, and Mr. Oravec said yes, they will buy the entire farm and then develop it in phases. Mr. Black said and they will be filing for annexation to Rossford, and Mr. Oravec said not that he was aware of. His understanding is that they are going to try to develop it within the limits of the township. He believes the sanitary sewer he does not believe can be used for annexation. Water can. They can force you through water, but his understanding is there is Northwest Water and Sewer waterlines in that area available that they can tap into which would not then require annexation. Mr. Black said but at this point there is no intention to annex, and Mr. Oravec said no intention to annex. Mr. Black said but that could happen. Mr. Oravec said it could happen, he thinks, if they can't get water from any other particular source. Mr. Black said okay. Mr. Oravec said that's been their experience in the City of Sylvania and in other locals is that they can't force you to annex with the sanitary, but they can with the waterlines.

Mr. Black asked Mr. Garn if he had sent this application down, and Mr. Garn said he has not sent it down yet because they are still working on it. Mr. Oravec said they missed a few of the owners they have to get to Mr. Garn tomorrow. Mr. Garn said right. So he talked to Dave Steiner, and they have until the 19<sup>th</sup>. Mr. Oravec said they actually went way beyond the limits of what the township requires in the way of notification, because his experience has been if they don't send them notification, then they complain that they were not notified and how could that happen. Mr. Black said he is talking about adjoining property owners. Mr. Oravec said yes, they actually gave Mr. Garn about 88 to date, and he thinks they are missing about seven or eight more.

Mr. Black asked if any of the members had any questions. Ms. Warnimont said well, this is part of the overlay zone. Mr. Oravec said yes, it's part of the 20/23 overlay district as well. So all of those requirements within the overlay district will have to be incorporated when site plans are developed for the eventual development of this site. He said that's correct. Ms. Warnimont said and they are looking at what, a service road down in between there. Mr. Oravec said it will probably contain similar to what they did with Market Center Drive. There will be a service drive behind 20/23 to pick up the units, or pick up the out lots. They probably will request one point of access on to

20/23 somewhere in the middle of the property itself. His understanding is that there is some interest in the property south of the township hall that the township is interested in, and having a public access road go out to Lime City Road as well so that any of the traffic that is generated on Lime City from residential development would not have to go on to 20/23 to come into the shopping facility. It would have direct access. Ms. Warnimont said so only one access on to Lime City, and the response was correct. Ms. Warnimont continued they are not planning any more than that. Mr. Oravec said there will be for the residential, but not for the commercial. Only one for the commercial.

Mr. Black deferred to Mr. Garn. Mr. Garn said just they had discussed about the residence that is in the front is not part of this. Mr. Oravec said there is one parcel they can see that's kind of cut out. Actually there are a couple of them that have not selected to be part of the zoning change or to be involved in the development itself. They can see there is one parcel directly north of the township facility, and then there is one kind of in the bottom half of the residential development. Those two existing houses have elected not to be part of the development at this time. Mr. Black said but all of the frontage on 20/23, and Mr. Oravec said correct. Mr. Schaller said where the slaughterhouse is, the old slaughterhouse. Mr. Oravec said all that is. Mr. Black said approximately 2,700 feet, and Mr. Oravec said yes. And Mr. Black said all the frontage is in the rezoning, and Mr. Oravec said correct, and then said no, a triangle of it isn't that's owned by Rossford Development Corporation. Right in here. Mr. Black said but that's land that's not owned. Mr. Oravec said that's not owned by the Henry farm and not part of their development. Their development is along this line and goes in this direction. Mr. Black said but all of the frontage on 20/23, and Mr. Oravec interrupted and said part of the commercial in theirs. It looks like the distance is about 2,100 feet from the one house. A question was here or there, and Mr. Oravec said here, he thinks. Mr. Black said because there is a house in there, too; right. The response was there is a couple. Mr. Oravec said there are a couple of houses. You can see them on there. One here. One here. The barn and the slaughterhouse were back in this particular area. Ms. Warnimont said so both of those houses are staying, and Mr. Oravec said they are going. Ms. Warnimont said oh, they are going.

Mr. Garn asked what is not going in. He thought both of those houses weren't. He thought one of those houses was owned by an individual that did not want to be part of this. Mr. Oravec said the houses that are not owned and not part of this development are these on Lime City Road, and this one on Lime City Road, but all this is going. Mr. Garn said okay. The comment was except the triangle. Mr. Oravec said except this triangle in here which is owned by Rossford Development Corporation.

Mr. Black asked Mr. Garn what that was zoned. Mr. Garn said that's in Rossford. Mr. Black said oh, it's in Rossford, and Mr. Garn said yes. A comment was made that it's in Rossford, and it's zoned commercial.

Mr. Schaller asked couldn't there be a continuation of the road, like the service road. Home Depot, and there is that pet store on the south there. Mr. Oravec said yeah, the pet store is in here. He said yeah, they are going to stub it so that eventually it can be extended and connected through here, because it would make sense that if somebody was shopping here and they had a purpose to go to Giant Eagle or whatever, would not have to go out on the road and go around eventually. Mr. Schaller said just have that coordination with that entity that owns the triangle, he guesses, to do that. Mr. Oravec said right. Mr. Schaller asked have they set any time lines at all for any development of that. Mr. Oravec said as soon as they get the tenants to commit, and they have their zoning in place, they will be ready to go. Mr. Schaller said what about the residential. Mr. Oravec said actually they have had a hotter interest on the residential than they have had on the commercial. Mr. Schaller said he made reference to some phases, and, you know, it's a large parcel. Mr. Oravec said probably right now what they are talking about is the single family Waterside design up in here. The town house, again, it's more in this particular area, and the quad units down in this area. Mr. Schaller asked if he anticipated any age appropriate housing or anything like that in there. These are for families as the specific target market. Mr. Oravec said these are probably more younger people. With the amenities that you have, there are not a great deal of children generated out of any one of these classifications. The Waterside type development, the average individual that lives in there is maybe 60 plus that owns homes in there. The quad development, same type deal. They are usually about 60 plus that buy those specific units as well. These, like he said, are younger kids. You may find a single parent and stuff like that back in here, but the units are not that big that they would accommodate big families. Mr. Schaller asked if there is anything they have done with the school district to inform them or anything like that as far as the potential. Mr. Oravec said he thinks when they get more definitive mixes and they know exactly what they are building in each, they will contact the school system. This is part of Rossford schools, is it not. Mr. Schaller said he believes it is. Mr. Schaller continued asking does the rock through that area, how could that potentially effect the development. Mr. Oravec said the preliminary indication is that the higher rock elevation is on this side of Lime City Road. That the depth of the sanitary that they will need in this area really won't be effected.

Ms. Warnimont said but isn't there a quarry area back that way, on that side. Mr. Garn said there is one right along Lime City Road. Ms. Warnimont said on that side of the road. Mr. Oravec said where, up north, and Mr. Schaller said no, just down the road from that. See that big square residence. Ms. Warnimont said between the smaller house. Mr. Oravec said this, and Ms. Warnimont said yeah, between that and those smaller houses coming towards the south. Mr. Oravec said there is a quarry in here. Mr. Schaller said it's just north of there. Ms. Warnimont said isn't there a quarry there. Is it north. Okay. Mr. Garn said it's north of there. That one right up in there. Yeah. It's a small quarry. Mr. Oravec said he hasn't done any rock soundings on it, but the indication they got is they will be able to put the sanitary in that end through the area. Now, if they have to and they hit rock, they can always grind it and get it through. Mr.

Schaller said he thinks that's why a lot of that area is woods over there because of that. Mr. Oravec said he could easily grind up to a depth of 8 feet into the rock. He gets beyond that depth, and then you have to blast it out.

Mr. Black asked if there were any other questions and deferred to Mr. Garn. Mr. Garn said he guesses he was a little confused. He sees a property, and maybe it has to be addressed in the application, owned by a family, and he believes if they are part of this, wouldn't they need to sign the application also for the zoning change. Mr. Oravec said yeah, if they have. They had Henry sign it, but he thinks their application says owner or option holder. But they had the Henry's sign it, but they can have them come in and sign it as well. Mr. Garn said he just was not sure whether they needed to or not. But Timberstone has an option with them, or a lease. Mr. Oravec said has an option with them. Mr. Garn said he thinks it's either an owner or lessee that signs it. He is just trying to get the paperwork done before. Mr. Oravec said he would have Gary produce that for him. But if they are an owner, they will have them sign it as well, just like they had the Henry's sign it. Mr. Garn said right. He did not want them to have any glitches down there.

Mr. Black thanked Mr. Oravec. Mr. Oravec said okay, thanks. Mr. Black said to Mr. Garn there will be a public hearing next meeting, does he think, or it might be in November. And Mr. Garn said he would think so. He hopes next meeting, because hopefully all the paperwork will be in and down to BG that needs to be there. Mr. Black said okay, thank you, Mr. Oravec.

**INFORMAL SITE PLAN REVIEW FOR WELDED CONSTRUCTION, L.P., OF 26933 ECKEL ROAD.** David B. Wilson of S2F Construction and Project Management would like to discuss their proposed expansion.

Dave Wilson addressed the commission regarding this informal site plan review. He told the commission he is looking to submit an expansion renovation of the existing property on Eckel Road. They decided to stay. Things are starting to happen, and they were trying to figure out whether to expand there or relocate. And the president decided that he would like to stay. So they are trying to expand on the existing building, and he will point that out to them, to add on to what is an existing building, but convert that existing building into office space, corporate office. Then he has a new building they would like to put up for their shop and service and fabrication shops, and he can point those out. Mr. Black said sure. Mr. Wilson said the existing building is right here, their corporate office building. The back was their shop workspace. They want to convert that. They are going to renovate that into additional office space for their need to meet with the growth of their operations. Back over here they would like to construct and build a new building similar to their other shop building which would then supply ease to employees who work on the service of their equipment, fabrication of things that go out to their different sites around the county, and then just storage space for the same type materials. Moving a wash bay back here. So it's just trying to

get everything incorporated into the site, and to handle new expansion, and sustain it on site.

Along with that he had talked to Columbia Gas. They have two large transmission lines, a 16 and a 20 inch. He got the information on the setbacks that need to be required of the buildings and structures to stay away from their transmission lines. Obviously if they were to move forward, they would be getting things marked, and know where the centerlines are and the setback lines are. That way they could then determine that their building is on the right location, and that they are set back from their property lines, and then also just to work it.

Most of the storm drainage and that, they developed that 6 years ago, and there are maybe a couple storm drains that he would then relocate and correct. There is kind of a storm drain swale. He would move that back. But they have storm drainage in there already. So just trying to make sure that this would work for everybody with like expanding on their whole site there.

Mr. Black asked Mr. Garn if this would be subject to review by Feller Finch, and Mr. Garn said correct. And also on the drawing is included on that large drawing some additional parking across the street. He does not know if he wants to discuss that.

Mr. Wilson said sure. What he had done here, and he will prepare that and submit by the end of the week to go to Feller Finch, but he also reconfigured and added the additional parking that would fit on both sides of Eckel Road for the parking that would be required for, it is a construction office as opposed to just a regular commercial office. With parking, though, he has more than ample space. He figures even with the minimum for a construction office space he needs 42. With a regular office they need 55 if they follow those calculations. If he puts in all the parking that they have and could add, they could end up with 66 spaces. So they have more than enough.

Mr. Black asked if they were gearing up for Rocky's Express. Mr. Wilson said they have a lot of things that are taking off. They are quadrupling things this year, and it will continue the next 5 years. So what will happen is most of the equipment is going to be out around the country here. They have a lot of things happening.

Mr. Black asked if there were any comments. Mr. Schaller asked how many square feet they are adding then in the structure, building area. Mr. Wilson said in the corporate office, the building, the footprint is already there, but he is going to put a second level on there. So for renovation and making two stories out of the back part of the corporate office building space he is adding approximately 9,500 square feet. The new work shop space, which is a pre-engineered similar to the other building, will be the same coloration of the existing building. That is going to be approximately 13,000 square feet.

Ms. Warnimont asked what is the building right behind their corporate office. It says proposed building on here. That's an existing building. Mr. Wilson said he was sorry. Ms. Warnimont said the one right behind their corporate office. Right down farther. No, not that one. Right there. It says proposed building on here. That's existing already. Mr. Wilson said yes. That was done 6 or 7 years when they fixed the site up, and cleaned storm drainage. They put grease interceptors. They did all sorts of things when they fixed the site back then. That is an existing building. That will be changed when he modifies the drawings. Ms. Warnimont said what's behind all this. Is that the railroad that is right behind them there. What's behind the building. Mr. Wilson said the railroad is on the angle, and their property is kind of corky. The railroad runs right here. Ms. Warnimont said okay. What's on the other side of that, that railroad. Mr. Wilson said right beside here. Ms. Warnimont said yeah, what's over there. Mr. Wilson said all the other types of commercial buildings and other offices. Ms. Warnimont said commercial, yeah. Okay. That's fine. That's what she wanted.

Mr. Black asked if there were any other comments, and there were none. Mr. Black said so they will submit their formal application, and Mr. Wilson said he planned on submitting it by Friday here, and get it turned in so it could go to Feller Finch then. Mr. Black said okay, and deferred to Mr. Garn, and thanked Mr. Wilson, and Mr. Wilson thanked them.

**INFORMAL SITE PLAN REVIEW FOR PHASE III OF PERRYSBURG PLAZA AT FREMONT PIKE AND THOMPSON ROAD.** Warren Terrace of First Commercial would like to talk about their proposed final phase.

Ed Dunne addressed the commission regarding this informal site plan review. He told the commission that they wanted to bring the township up to date with their development in Perrysburg Market Center. Right now they have signed leases from Office Max, Bed, Bath and Beyond, and Best Buy. They are currently working with a couple of other clients right now to fill in the balance. What he handed out to them was partial building elevations of the Bed, Bath and Beyond and the Office Max. The balance of the center will be typical of what they are looking at right now going towards the Best Buy. If you look at the plan in the upper corner, they will see they have the future retail, and then the Best Buy off to the far left hand side. They have committed to Best Buy for an August 1<sup>st</sup> delivery date, and Office Max and Bed, Bath and Beyond to follow shortly after that.

Mr. Schaller said he guesses first of '07 he would assume, and Mr. Dunne said pardon. Mr. Schaller said August 1<sup>st</sup> of '07, and Mr. Dunne said yes.

Mr. Black asked what is the total square footage. Mr. Dunne said with the three leases that they have, they are at approximately 67,000 square feet. They are looking probably closer to a hundred. And he believes at the last conversation that he had with Mr. Terrace, he did want to do that Phase II which is the 9,800 square foot out lot

building which would actually sit in front of the Bed, Bath and Beyond out towards US 20. Mr. Black said as you are aware, you are subject to the City of Perrysburg site plan review. Mr. Dunne said yes, sir. Mr. Black said they had a meeting with some of the people for the city last week, and he understands he has time stamped their application with them. Mr. Dunne said they submitted the municipal overlay fees for them. They are working right now on getting preliminary site plan approval. They anticipate having that probably in early October at the first planning commission meeting in October. Mr. Black said so he will submit all of their information to them in a timely fashion. Mr. Dunne said yes, sir. Mr. Black said that was one of the concerns. He has something he can give him. He would like him to make a copy and give it back to him. Mr. Garn said he has a copy here, and Mr. Black said of the larger one. Mr. Garn said oh, no. Mr. Black said this is a comparison line by line between the city review site review process and the township, but that's his only copy. Mr. Garn said he could maybe make a copy. Mr. Black said no, that will take too long. He said to Mr. Dunne to send that back to him, and he gave him his business card. That's the only one he has. Mr. Black further said the city has agreed to review him on a timely manner as long as he has given them the information in a timely manner. Mr. Dunne said they have been working towards coming up with the site plan information that is required. But the previous drawings that they had done for this, and if they recall, they had Dick's Sporting Goods as a potential tenant and some other clients. The ordinance changed. The city ordinance had made some changes to it, so they are working right now on the landscaping and some of the other items that they have to address in order to provide that. Mr. Black said and one of the issues is the big box over 60,000, and that's why he asked how many square feet this required. Because he thinks they will be subject to big box review. Mr. Dunne said he thinks when they had a conversation with Rick Theilan he believes is his name, he had indicated that they were going to overlook that for this particular project because it's actually separate. It's all separate buildings. Mr. Black said okay. It was unclear at their meeting last week that that was going to be the case. The Best Buy is less than 60,000, but this evening he mentioned something else. Mr. Dunne said they are building a total right now of 67,000. The Best Buy is 30,000, Bed, Bath and Beyond is 22, and the Office Max is just shy of 15,000. Mr. Black said okay. So because they are actually separate users, is that it. Mr. Dunne said and separate buildings. Mr. Black said oh, they are separate. Okay. Mr. Dunne said there is no common wall between any of the buildings. It's all separate walls for each one. Mr. Black said okay. Well, good. Just so he knows that.

Mr. Black said they have assured the township that this would be a test model for cooperation between the township and the city, and they have explained to them we, the township, that he is on a tight time schedule and yet should be able to timely complete this. Mr. Dunne said he just met with their engineers before coming here, and they are very, very close to having the documents ready for them to submit for site plan approval. Mr. Black said and what they are hoping to do is the city will review it, give their approval, and then it will come back to the township so they will see all the issues. Many times they actually approve site plans, and they go to the city, and Mr.

Garn has mentioned to him they come back with some changes that the township doesn't normally allow. So in the areas where the city does have their influence because of the utility services, that they will review it first, and then it will come back to them. And that they will know what they are approving, because they are the final approval authority because it is physically in the township even though the city has their rights to site plan review because of utility services.

Mr. Black asked if there were any other questions, and then deferred to Mr. Garn. Mr. Garn said they talked about they have an access road or a road behind the buildings that goes over into the Lowe's area. They also, he thinks, may be changing the size of the Lowe's detention area, or doing some things with some roads going through there between the two different sites. Mr. Dunne said yes, sir. Mr. Garn said he might want to talk about that. Mr. Dunne said he guesses to address the first item, the way that they have identified the safest and the best usage for this is to have a secondary access point off of Thompson Road that would be constructed out of, it would be more of a high density asphalt than the rest of the parking lot. This would be used exclusively for deliveries for each of the stores that are in the development. As far as the crossing of the existing detention, they are looking for a cross access easement with Lowe's, which basically what they are looking to do, and again their engineers will make the determination, but either a 48 or a 60 inch elliptical pipe would pass through. It would then be built up, and a road built on top of it, for cross access between the Lowe's, Kohl's, and their own development. That just kind of keeps a lot of the traffic off at this point.

Mr. Black said and with the 9,000 square foot, do they have a tenant for that. Mr. Dunne said they have interest from a number of national users. It will be something, at least as fast as the existing ones that they have. They have had very good response this past week from Chicago and the ICSC. Mr. Black said and that will be just one user, and Mr. Dunne said no, sir, he thinks it will be several. He thinks it will be several. They have also had interest for the balance of the space as well.

Mr. Black asked if there were any other comments. Ms. Warnimont asked if the back parking in the back lot part of that, that does not go all the way through into Lowe's, behind Lowe's. Mr. Dunne said yes, ma'am. Ms. Warnimont said that all back there goes all the way acrossed; right. Mr. Dunne said yes, ma'am, it does. It's right across here. Ms. Warnimont said and what kind of screening then are they putting up behind that. That's residential. Mr. Dunne said it certainly is. Lowe's kind of set the tone with a berm, and it's like a slat wall fencing that went across here, and they have committed to follow that through here. There is also in the residential development to the west there is an existing white picket, like a vinyl type fencing, that they have also committed to extending to that property line as well. Ms. Warnimont said with all the tenants that they propose to have, do they have sufficient parking. Mr. Dunne said he certainly hopes so. He said yes, to answer her question. Their engineers are working on that right now.

Mr. Black deferred to Mr. Garn. Mr. Garn said landscaping, they normally have everything irrigated. Mr. Dunne said absolutely. Mr. Garn said and also, he knows with Lowe's and Kohl's, they had the trees in the back. They were also irrigated to make sure that they lived. Mr. Dunne said right, everything outside will be irrigated. He also understands that there is, and they will have to forgive him, he is kind of new with the Perrysburg city and township, but there is also a tree ordinance that they are required to plant a certain number of trees along Thompson Road as part of the ordinance, and he thinks it must be the city that has that, and that will all be irrigated as well.

Mr. Black said okay and deferred to Mr. Garn. Mr. Garn said a complete side issue, and then Mr. Garn said here comes Mr. Terrace. Mr. Terrace said hello and said he was sorry. They have shut down 275. Mr. Black said what did you say, Mr. Garn. Mr. Garn said the other thing which he started to mention, and Mr. Oravec had already left, that came up today at the trustees' meeting about the Market Center Drive and whether it would become a public road or not. And Mr. Oravec was here, and he left before they had a chance to talk about it. Mr. Terrace said they expressed a willingness to participate, but then George said he was not sure he thought that was the right thing to do. He thinks that may have stemmed from the fact that George did not want to do it. He does not know how that would work. But they had suggested a pro rata share. They had made a lot of suggestions, but it never went anywhere. Mr. Garn said yes. He wanted to know if he knew if Lowe's was interested also in participating. Mr. Terrace said they have had limited contact with them. Mr. Garn said okay. It was just something that came up at the trustees' department head meeting, and they were interested in a safety issue. Mr. Terrace said George is the key because he has done all the work. Mr. Garn said he knows. One of their trustees's talked about them even being able to get a boring machine to check the road to see how it was constructed. It was a big issue. It was all a complete side issue from that, but also since it's all in front of what's going to be built.

Mr. Black said to Mr. Terrace that the one he gave Mr. Dunne had that line-by-line comparison to a site plan review between the township and the city. Mr. Terrace said excellent. Mr. Black said so that's his only copy, and he has assured him he would send him his copy back in the mail. That should give him a pretty good idea in his review process to know what is in compliance with the township as well as the city. And when you do have overlapping issues, design to the more restrictive. Mr. Terrace said okay. They have been through this once already. Mr. Black said okay.

Mr. Black asked if there were any other comments, and there were none. Mr. Black thanked them very much. Mr. Terrace said that was easy, and Mr. Black said Mr. Dunne gave most of the presentation. Mr. Terrace explained that they closed 275 at Ford Road because there was a rollover, and he explained how he got there.

Mr. Terrace said their biggest problem, and this is really a side issue, is that they have a signed lease with Best Buy now. He has Bed, Bath and Office Max in final comments on

the lease. And he has to deliver by August of next year, which really means he needs to get into the ground now to get his vertical or good steel up, and get the building encased before winter hits. Mr. Black said to Mr. Terrace and he assured him that they met with the city last week, and they assured them that as long as he gets his information in timely, that they should get the approval process at their early October meetings. Mr. Terrace said yes, and the first of November they should be done with the overlay district and all that. Mr. Black said so when they come back here in October, and he asked when their next meeting is. Mr. Garn said they have to decide that this evening. If he waits, they will be deciding the October meeting. Mr. Terrace said they will wait then.

Mr. Black asked the members if they want to wait a week later, or a day later, or a night later. Which is their preference. If they meet a week later, they have to meet at 5:30. Mr. Schaller said on the 16<sup>th</sup>. The response was yes. Mr. Black said it does not create any problems because it's a five-week month next month, so there will still be 4 weeks between their October and November meetings if they meet a week later. If they meet on Tuesday instead of Monday, they can just meet at 6:00. So whatever everyone would like to do. He asked if John had any problem, and he said he has a conflict on the 16<sup>th</sup>. Mr. Black said so they don't want to meet on the 16<sup>th</sup>. They are short one alternate already. How is Tuesday, Carol, for you. Ms. Warnimont said either one of those. Mr. Schaller said he thinks that is fine. Mr. Black said why don't they just meet the 10<sup>th</sup> then. They are short an alternate, John. They would rather have him present as a regular. He would just prefer to do it on the 10<sup>th</sup> at 6:00, so it will be 4 weeks and a day from this evening. Mr. Benavides said he may have a conflict on the 10<sup>th</sup> also, but he will let Mr. Garn know. He will call tomorrow. He will check. Mr. Black said okay, but he definitely knows he has one on the 16<sup>th</sup>. Mr. Benavides said he definitely knows he has one on the 16<sup>th</sup>. Mr. Black said let's make it the 10<sup>th</sup>. He asked Carol if it was good with her, and she said that's fine.

Mr. Black asked Mr. Garn. Mr. Garn said the only thing he has, for a site plan review for Mr. Terrace's group, if they are trying to get things on a very fast track, what type of date does he think they are looking for with the city. They have that three-week limit of getting things into their agenda. Ms. Warnimont said she thinks they meet on the 28<sup>th</sup> of September. Mr. Dunne said he thinks it's actually the 20<sup>th</sup> if he's not mistaken. Ms. Warnimont said it could be, you know. Mr. Black said and that's when they are planning to have it submitted for their preliminary review. Their response was technically they are late for that right now. Mr. Black said but they have assured them of that, and their response was they haven't. Mr. Black said they have not assured them of anything. They said they have not been granted any assurances at this point, no. Mr. Black said no. They said they have their schedule. Mr. Schaller said it's 6:00 on the 10<sup>th</sup> if that works. Their response was yes. Mr. Black asked if the November approval worked for them, final approval from them. Their response was that would work. Mr. Black said okay. He said he is afraid that Perrysburg isn't going to give them preliminary and final review until October. They said it's going to be after the overlay is

what they told them. Mr. Black said so realistically it's probably going to be November for them. He asked Mr. Garn when their November meeting is. Mr. Garn said it's the 13<sup>th</sup>, and it's on a Monday. Mr. Black said November 13<sup>th</sup>. He said to Mr. Terrace that he does not think they will have their approvals before then. They said they would give it a try. They are getting into the process more, so they are getting better connections and moving forward on a lot of this stuff.

Mr. Black said John Alexander has agreed to take ownership of this process of the city. Obviously they are still dealing with Rick Theilan, but any slowing of the process, John Alexander, who is the city administrator. They said they will call him tomorrow. Mr. Black said just check with him. Tell him he came to their meeting. They are still dealing with Rich Theilan. But if there is any indication of any problems, John Alexander has agreed to take ownership of this process on this specific issue. They are only talking about their issue, and that's all they care about anyway. They said any assistance is appreciated. Mr. Black said that's what they wanted. They wanted to make sure that someone was taking it. They all agreed to it. But they made them say who that would be, and that's Mr. Alexander. They said they will make contact with him tomorrow. Mr. Black said okay.

Mr. Garn said this is just for cut-off dates. If they use the 10<sup>th</sup>, and they were to come to them and they would have to have everything into them by next Tuesday. But if it were the 16<sup>th</sup> of October, then they would have to get everything to them by the 25<sup>th</sup> which is 2 weeks from now. Mr. Black said they are talking November. Mr. Garn said okay. So that's okay with them then. That's fine. Mr. Black said there is no way with Perrysburg. The comment was made they are not going to get their approvals through. And they said and them collecting the information they are getting from their professionals also. Mr. Garn said that's fine. Mr. Black thanked them for coming.

Mr. Black said the next item on the agenda is changing their meeting in October. He asked if there was a motion to make their meeting date for October, 2006, Tuesday, October the 10<sup>th</sup>, at 6:00 p.m. Ms. Warnimont moved with a second by Mr. Schaller to move the October meeting to October 10<sup>th</sup> at 6:00 p.m. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Schaller, Mr. Benavides, and Mr. Black. Motion carried 4-0-0.

Mr. Black said to John that he will call Mr. Garn tomorrow either way. And if he can't, he will see if he can get Mr. Normand. He asked if the trustees had appointed another alternate yet. Mr. Garn said no, and they have really not had any discussion about it. He thinks he will have to take some time to try and figure it out, and maybe talk to some people. He asked if there was a particular group. He mentioned maybe a landscape architect or somebody like that might be good. Mr. Black said someone who is interested in zoning, and to show up and be available. Mr. Schaller said it's for an alternate; right. Mr. Garn said for an alternate.

Mr. Black asked if there was anything else anybody had. Mr. Garn said if anybody had a name of somebody they think would be good. Mr. Schaller said he would maybe call and see if they have somebody living in the township that may have an interest. Mr. Garn said he can't remember, but he ran into somebody that was a landscape architect that lived in the township, but he can't remember his name. That was just a different area, trying to cover their bases for the different things that come up.

Mr. Black asked if there was anything else. Mr. Garn said he has to go against Walgreen's. He has not seen any wild flowers growing there, so he is going to get in contact with them and take care of that matter. He is not sure what, but they may have to come back. They had a landscaping plan originally that they had submitted to them, and maybe they will just have to go back to that. Ms. Warnimont asked if Mr. Garn remembered the date they were given. They were given a deadline to get back to them. Mr. Garn thinks they are beyond that. He will have to look it up. It's the process of having time to find that information. It ought to be growing right now.

Ms. Warnimont said the only thing she mentioned to Mr. Garn earlier about Taco Bell, how many dead bushes they have in their thing gone, that they didn't approve any irrigation for them the last time when they came in. They didn't have it before because it was not required, so there isn't any irrigation there. They have a lot of dead bushes. Nobody is watering obviously. Mr. Schaller said but they planted them in August. Most of those places are going to replace that stuff because they want it to look decent. That's why they put them there in the first place. Mr. Garn said he has already talked to them about it, but they were supposed to leave most of those bushes from that original site plan when they came. They had trees and bushes that were existing that were supposed to stay. Mr. Black said and they didn't. Mr. Garn said no. Evidently the contractor, when they tore everything down and some stuff, it just disappeared and they were gone. So that was the replacement, so he imagines they did not meet their six-month guarantee. The comment was probably not. Mr. Garn said the employees did not water them. He thinks they left them the same because they were existing, so there was no reason to have them put in the irrigation system, he is guessing. There was no mention of it at all in their minutes. Mr. Schaller said when they do a project, typically the landscaper guarantees them for a year or so. He is sure they will replace them.

Mr. Black asked if there was a motion to adjourn. Mr. Benavides moved with a second by Mr. Schaller. All members were in favor. None were opposed. The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Grant W. Garn,  
Recording Secretary