

PERRYSBURG TOWNSHIP BOARD OF ZONING APPEALS
26609 Lime City Road
Perrysburg, OH 43551

ORGANIZATIONAL MEETING
March 21, 2006

The Perrysburg Township Board of Zoning Appeals held an organizational meeting at 26609 Lime City Road, Perrysburg, Ohio, on March 21, 2006. Acting Chairman, Russell Sturgill, called the meeting to order at 6:05 p.m. A roll call was taken. Mr. Sturgill said there are five members present, and they can conduct business. Grant W. Garn, zoning inspector, was also present. The meeting was tape-recorded.

MEMBERS PRESENT: Elsie Hetman, Bill Irwin, Russell R. Miller, Russell Sturgill, and Bob Warnimont.

MEMBERS ABSENT: Thomas Warns.

ELECTION OF OFFICERS

Mr. Sturgill said they would start with the special meeting for the election of officers for the year 2006, this being the first meeting of the year for this board. He said they will start with the nominations for the chairman. Mr. Warnimont moved with a second by Mr. Irwin to nominate Mr. Sturgill as chairman of the BZA. Mr. Sturgill asked if there were any further nominations, and there were none. He declared the nominations closed. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Irwin, Ms. Hetman, and Mr. Miller. Mr. Sturgill abstained. Motion carried 4-0-1. Mr. Sturgill has been elected chairman for the coming year.

The next office is vice chairman, and the nominations are now opened. Ms. Hetman moved with a second by Mr. Warnimont to nominate Mr. Miller as vice chairman of the BZA. Mr. Sturgill asked if there were any further nominations, and if not, the nominations are closed. A roll call vote was taken. Yes votes by Ms. Hetman, Mr. Warnimont, Mr. Irwin, Mr. Sturgill, and Mr. Miller. Motion carried 5-0-0. Mr. Sturgill said it's unanimous that Mr. Miller has been elected vice chairman for the coming year.

The next nomination that will be open is for secretary for the coming year. Mr. Warnimont moved with a second by Mr. Irwin to nominate Ms. Hetman as secretary of the BZA. Mr. Sturgill asked if there were any further nominations, and if not he declared the nominations closed. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Irwin, Mr. Miller, Mr. Sturgill, and Ms. Hetman. Motion carried 5-0-0.

Mr. Sturgill said that being all the business this special meeting was called for, a motion to adjourn would be in order. Mr. Miller moved with a second by Mr. Warnimont to

adjourn. A roll call vote was taken. Yes votes by Mr. Miller, Mr. Warnimont, Mr. Irwin, Ms. Hetman, and Mr. Sturgill. Motion carried 5-0-0. The meeting was adjourned at 6:08 p.m.

Respectfully submitted,



Grant W. Garn,
Recording Secretary

PERRYSBURG TOWNSHIP BOARD OF ZONING APPEALS
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PUBLIC HEARING
March 21, 2006

The Perrysburg Township Board of Zoning Appeals held a public meeting on March 21, 2006, at 26609 Lime City Road. Russell Sturgill, Chairman, opened the meeting at 6:08 p.m. A roll call was taken. Mr. Sturgill said they have a quorum. Grant W. Garn, zoning inspector, was also present. The meeting was tape-recorded.

MEMBERS PRESENT: Russell Sturgill, Bill Irwin, Russell R. Miller, Bob Warnimont, and Elsie Hetman.

MEMBERS ABSENT: Thomas Warns.

APPROVAL OF 12/20/05 MINUTES: Mr. Sturgill asked if all the members had received a copy of the minutes, and they all indicated they had. He asked if there were any corrections, additions, or deletions to the minutes, and there were none. Mr. Miller moved with a second by Mr. Warnimont to approve the minutes as written. A roll call vote was taken. Yes votes by Mr. Miller, Mr. Warnimont, Mr. Irwin, Ms. Hetman, and Mr. Sturgill. Motion carried 5-0-0.

Mr. Sturgill swore in all persons who wished to testify before the board this evening.

APPLICATION NUMBER 2006-5652. Perrysburg Restaurants, Inc., owns the Taco Bell restaurant located at 27171 Oakmead Drive. It is zoned C-2. They are planning on tearing down the structure and rebuilding on the same spot. In updating the structure, they have applied to place six Taco Bell wall signs or symbols of which two each would be placed on three of the four sides of the proposed new structure. Article X, Section F, table 2 states that only two building wall signs are allowed. They are asking for four too many signs. In designing the revamped site, they are proposing a new landscape strip that in one section parallel to Miller Drive would only be eight feet wide. Article VII, Section Z 2 1 states that the landscape strip may be reduced to ten feet in width. This one section of landscaping is two feet too narrow.

Don Unruh addressed the board regarding this application. He said they are seeking a variance on the signs and the landscape as Mr. Sturgill just read. The building signs that they currently have now, they have six signs. And the signage that they are going to put on the new building, where it says Taco Bell on the plans that they have, the lettering is actually smaller than what is currently there now, and the bell that is above it is a little bit larger than what is currently there, but the square footage of the signs are virtually the same. And the variance on the landscape, the 8 feet is what the site

shows. Ten is what is required. In order to make the site plan work they have asked for a variance for the 2 feet.

Mr. Sturgill asked Mr. Garn if the bell and the Taco Bell are considered two signs, and Mr. Garn said yes, because the bell is a symbol of their business. Mr. Sturgill said so there are two signs on three sides of the building, and Mr. Garn said that is correct. Mr. Sturgill asked when they were proposing to do this, and Mr. Unruh said to start the tear down and rebuild, they would probably begin soon. They have another meeting this evening with the city for extension of city services, and they would probably begin this project by the middle of April and have a 60 to 70 day tear down and construction period.

Mr. Sturgill asked if any board members had any questions of this applicant. Mr. Warnimont said this bell, all it is is a sheet of plywood with a bell on it. It was asked which side. Mr. Warnimont said he was looking at the one right over where it says Taco Bell. The response was that's an illuminated bell. It's a plastic illuminated bell. Mr. Warnimont asked if all the bells would be lit, and the response was the bells and the words Taco Bell will be illuminated as they currently are right now. So it's the same as it is right now only bigger, and the response was the words are actually smaller, and the bell is bigger. The square footage is the same. On this layout here, these panels, these are actually painted panels that have bells painted on them. They are not planning on putting those bells on there due to the fact that would be an additional two bells. So since they were seeking a variance, they did not want to ask for too much. They have already eliminated those, and those bells will not be on those panels on the sides of the building. Those would be painted on, and those would be just like this without the bells on them so they could be as close to the zoning regulation as possible.

The comment was they will have three entrances, and all three will be the same. The response was this will be over the front entrance, the side entrance, and the drive-thru pick-up window.

Mr. Sturgill said this landscape strip that's a little too narrow is the one that is circled, and the response was yes.

Mr. Warnimont asked if the new building is the same size as what's there. The response was it's very, very close. As a matter of fact, the seating is actually four seats less. So much of their business goes through the drive-thru that they didn't need to make the dining room any larger. It virtually sits in the same footprint.

Dan Stone addressed the board regarding this application. He said he does not have an exact square footage of the existing building, but the proposed building square footage is 2,964.42 square feet. Essentially what they are doing is they are removing the existing structure and placing the new structure where the existing one was. With regards to the landscape strip along Miller Drive, the intent is to maintain the current

driveway that is there. They are not increasing nor decreasing that existing grass buffer there, they are essentially going to keep it as it is today. He believes that they are adding additional landscaping in there to make it a little more attractive to comply with codes. The question was asked that presently it is 8 feet, and the response was that is correct.

Mr. Sturgill asked if there were any further questions for these gentlemen from the board members, and there were none. He asked if anyone in the audience wished to address the board on this issue, and no one did. Ms. Hetman asked is the 8 feet that he has there now, it should be 10 feet. Mr. Sturgill said it's 8 feet existing now, and it's not changing at all. Ms. Hetman asked if that's what the old book said. Mr. Sturgill showed her. Right here, it's 8 feet right now, and they are not changing it. To comply they would have to fill in some of their driveway. Ms. Hetman said okay. The comment was because they are making renovations, they have to comply with the current zoning or get a variance.

Mr. Miller moved for approval of the application as submitted with a second by Mr. Irwin. A roll call vote was taken. Yes votes by Mr. Miller, Mr. Irwin, Mr. Warnimont, Ms. Hetman, and Mr. Sturgill. Motion carried 5-0-0.

Mr. Sturgill asked if there was any old or new business to come before the board. If not, they would entertain Ms. Hetman's favorite motion. Mr. Warnimont said before that he might mention that they have a gentleman in the audience who is a good prospect for being an alternate on this BZA. His name is Jim Bennett, and he is in the audience now. Mr. Warnimont talked to him last night, and Mr. Garn talked to him today, and they invited him to come this evening. Mr. Sturgill said it's real easy. Mr. Bennett said if it's no harder than he has seen so far, that's great. Ms. Hetman said they are not always this short. There was some general discussion about meetings. Mr. Bennett said he lives on Simmons Road between 795 and Ford Road, right acrossed from the Lutheran Church of the Master. Ms. Hetman said they are almost neighbors.

Mr. Warnimont moved with a second by Ms. Hetman to adjourn the meeting. A roll call vote was taken. Yes votes by Mr. Warnimont, Ms. Hetman, Mr. Irwin, Mr. Miller, and Mr. Sturgill. The meeting was adjourned at 6:22 p.m.

Respectfully submitted,



Grant W. Garn,
Zoning Inspector