

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

ZONING COMMISSION MEETING  
April 12, 2010

The Perrysburg Township Zoning Commission held a meeting on April 12, 2010, at 6:00 p.m. 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, John J. Benavides, and Ronald M. Hanna.

MEMBERS ABSENT: Jeffrey Normand and Richard W. Kelsey.

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

APPROVAL OF THE 3/8/10 MEETING MINUTES: Mr. Black asked if there was a motion to approve the meeting minutes of March 8th. Mr. Benavides moved with a second by Ms. Warnimont to approve the minutes. Mr. Black asked if there were any other comments, and there were none. A roll call vote was taken. Yes votes by Mr. Benavides, Ms. Warnimont, Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried 5-0-0.

Mr. Black said there is absolutely no one in the audience this evening, so there are no comments from the public of interest to the commission. It was commented it's an interesting group out there this evening, and Mr. Black said exactly.

**JOHN IACOANGELI OF BECKETT & RAEDER** is mailing out an updated draft copy of the Perrysburg Township Master Plan. He will present a motion for adoption at the May meeting.

Mr. Black said everyone has received a copy. He asked if anyone had any comments on it, and no one did. He said what they need to do is set a public hearing for this. He is suggesting that their next regular meeting, which is May 10<sup>th</sup>, and he asked Mr. Garn if that was right, and Mr. Garn said yes. Mr. Black asked if there was a motion to place this public hearing for May 10<sup>th</sup>, 2010, for public review of their community master plan. Ms. Warnimont moved with a second by Mr. Benavides to set the public hearing for May the 10<sup>th</sup> at 6:00. Mr. Black asked if there were any comments.

Mr. Schaller asked as they set that, one, they need to make the public aware that that meeting is coming up, which he guesses they will do that. But do they have access to this document. Mr. Black said he was thinking it was on line. He asked if it was on line. Mr. Garn said not that he knows of, but he will advertise that. Mr. Black said he thought that was the plan through Beckett & Raeder. It was commented yes. Mr. Garn said yes. And so he will double check with them. And otherwise, too, he will make sure that there are copies here. Mr. Black said he knows they have a technical requirement for notice, but is there a little more they will do to put another couple ads in the paper, and the Messenger Journal. Mr. Garn said yes, the Messenger Journal and the Bowling Green Sentinel. Mr. Black said okay. Mr. Garn said because the Sentinel always will put them in. They have a special section. Mr. Black said because they have some advertisement for their public meetings, a technical notice. Mr. Garn said yes. Mr. Black said okay.

Ms. Warnimont asked are they going to do the Rossford Record, too, because some of the people may be out in the Rossford area. Mr. Garn said he will ask with the Journal and just do both of them. Mr. Black said he thinks they should. Mr. Garn said yes. Mr. Schaller said yeah, if you are in the Rossford school district, you might not get the Messenger and still be in the township. It was commented right. Yes.

It was asked and then at the public meeting, does the public have an opportunity to comment on this. Mr. Black said yes. Yes, that will be a regular public hearing like a zoning change, and they will allow them to make comments, and any significant issues can be addressed and incorporated in this.

Mr. Black asked if there were any other comments, and there were none. Mr. Black said to Mr. Garn, may they vote on that motion. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Benavides, Mr. Schaller, Mr. Hanna, and Mr. Black. Motion carried 5-0-0.

**PLEASE MARK YOUR CALENDAR.** At the conclusion of the BZA meeting on Tuesday, April 20, 2010, at 6:00 p.m. there will be a joint public meeting of the public, zoning commission, and board of zoning appeals members plus Dave Kuhn of Feller & Finch to discuss possible changes to the zoning resolution.

Mr. Black said the next item on the agenda is there is going to be a joint meeting with the BZA on Tuesday, April 20<sup>th</sup>, to address changes, any final changes they have in the zoning resolution that Dave Kuhn of Feller Finch has worked on. Mr. Black said he will not be able to attend that meeting, but he asked if everyone else will be able to. He is going to be out of town that day. Mr. Schaller said he has a really significant presentation. He thinks he will be done by then. Ms. Warnimont said she will be able to be there. Mr. Benavides said yep, he can be there. Mr. Black said okay, good, and thank you.

Mr. Garn said since then the BZA will be having a hearing at 6:00 to start with, which he did not know about at this time when he mailed this out. So it will be probably at 6:15 or 6:30. Mr. Black said okay. So it won't be too long. It's not a big issue. Mr. Garn said it should not be too long. It's not a big issue, somebody opening up a fruit stand, farm market on 795. Mr. Black said okay. That might help Mr. Schaller. Mr. Schaller said yes.

Mr. Black said he was doing it that night because they want to do it sooner than later, and the BZA wants to be included, and it's already their regular meeting. Mr. Garn said yes, it's a regular meeting. Mr. Black said you never pick a date where everybody can be there unless it's your regular meeting. It was asked it's on Tuesday, and Mr. Black said yes. It was asked and that's at six, and Mr. Garn said yeah, at six. Mr. Black said yes, and actually probably be a little after because of what Mr. Garn just said. Mr. Garn said probably 6:15, 6:30. Mr. Black said so they just could not do it any other way, and they figured they would at least have one group to have a regular meeting, and hoped some of the others could make it.

Mr. Black asked if there were any other comments, and he said to Mr. Garn that he knows Mr. Garn has been on vacation. Mr. Garn said they will possibly have an informal review for a site plan coming up in another month or so. They will wait and see. Mr. Black said okay. Mr. Garn said there is someone interested in a commercial building, a smaller one. Mr. Black asked whereabouts, and Mr. Garn said on Fremont Pike near Kohl's, in that area. Mr. Black said new construction, and Mr. Garn said new construction, if it takes place. Mr. Black said okay. Mr. Garn said they are just sort of feeling their way. Mr. Black said all part of that complex, and Mr. Garn said in that complex. So they are going to have to have lot splits, and do some things. He does not know. Because there is that continuation of Market Center Drive that's supposed to go in front of Kohl's, so he thinks there are going to need to be some things hacked out. Usually deals like this, they are probably looking at two or three sites, he would guess. He does not know for sure. That's why he hates to go much further on something like that until they get a little further. Mr. Black asked if that was Warren's group. He asked what was that fellow's name, and Mr. Schaller said that did the couple things. Mr. Garn said oh, yes. No, no, it's not part of that group at all. He thinks Kohl's was completely separate. So they were the first ones to come in here before even Lowe's. They were the ones that he can remember Mr. Benavides got a little whatever when Mr. Oravec did a little extra digging and some things like that. So after that they started getting a little more diligent. It was commented that was before they even had an outside engineering firm to review. Mr. Black said that may have been one of the straws, so to speak, that introduced this whole thing. It was commented yeah, it broke the camel's back. Mr. Garn said and they have not gotten to the point yet that they can hire an outside firm to actually be on site and check some of the things out, you know, on projects like this because they are still hoping that everything is built where it should be to the depths and so on. Mr. Black said oh, they won't be doing that, or they will be doing that. Mr. Garn said no, this is something that they have

never done. They could do it at any point. Mr. Black asked if he had talked to the trustees about it, and Mr. Garn said no. Mr. Black asked if he thought he should. Mr. Garn said he does not know on this project, but at some point it's something that he thinks should. Mr. Black said this might be a good project to start with. Mr. Garn said right, because it is not going to be that large. Mr. Black said because they had some drainage issues there, the tile being a little high, and he asked if he remembered that. It was commented oh yeah. Uh-huh. Mr. Black said and this is really one of the first projects that he recalls where that became the issue that it was not engineered well. Either engineered and/or installed properly. He is not sure which came first. Mr. Garn said so it's interesting. Mr. Black said well, he thinks it's something that they should look at, and as they move further, he thinks he should at least talk to the trustees about it, and he asked Mr. Garn if he thought he should, to see. Mr. Garn said to see what they think about that, and Mr. Black said yes.

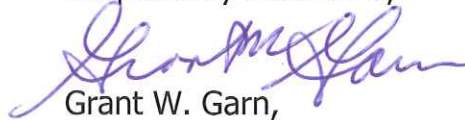
Mr. Schaller said how do you apply that consistently. Mr. Garn said well, it would have to be something from here on out, he would think, that all, at least commercial/industrial projects. But as to how far to go, he does not know. Mr. Schaller said yeah, if he is a contractor, he is just curious. Okay. So what do you want to inspect, when, how.

It was asked would there be fees associated with the inspection. That's usually what most do. Mr. Garn said there would be up front fees. And storm water, would it just start there to make sure that the storm water was done correctly. It was commented that's where they need to place it. Mr. Black said well, there is no question, but they do have a specific example where it did not work out the way it was supposed to with very basic things such as drainage. And he agrees it's a question of how much fee is involved, but on the other hand, once it's installed, you are kind of stuck with it. Mr. Schaller said yeah, you set the criteria, but then there is really no check on it afterwards.

Mr. Black said to Mr. Garn that why doesn't he at least share that at his next staff meeting with the trustees, and Mr. Garn said and see how far they would think of going. Mr. Black said and see how far they would like to go. He thinks it was an incredible move when they decided to have the outside engineering firm look at the plans. They probably should have done it much sooner than they did, but better now than never. Mr. Garn said and a lot of those things saved him, because it's a one man operation where some other places can do it internally because they have enough people. And it's just sort of like passing things. It's like the Wood County Engineer is happy to pass it off on to them and have them do what they used to do. It was commented remember when they used to get letters back the day of the hearing. It was commented yeah, they do remember that. Responses, and gees. Mr. Black said and still they had no one to even review it. Mr. Garn said he believes in, you know, passing it off, and they were paying for it. Mr. Black said yeah, it has to be paid for by itself. No question about it. Mr. Garn said it's done correctly.

Mr. Black asked if there were any other comments anyone would like to make. He then said to Mr. Garn also they are getting closer and closer to July again, and Mr. Garn said oh, yes. Mr. Black asked him if they would like them to address the July meeting, or does he not know yet. Mr. Garn said he really does not know, because there is a lot of flux in his family. He just had another grandchild. Mr. Black said congratulations. He said well, just let them know, you know, so they can address it in a month. Mr. Garn said he will. Yes, he has to, because they do have plans to go to California at some point and see the grandchild there. So one of their kids went with them, but they will see the grandchildren first. Mr. Black said good, and he asked if there was a motion to adjourn. Ms. Warnimont moved with a second by Mr. Schaller to adjourn. All members were in favor, and none were opposed. The motion carried. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,



Grant W. Garn,  
Recording Secretary