

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

ZONING COMMISSION MEETING
March 14, 2011

The Perrysburg Township Zoning Commission held a meeting on March 14, 2011. Robert S. Black, Chairman, called the meeting to order. Mr. Black asked Mr. Garn if they were all set, and Mr. Garn said yes. 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 Richard Kelsey.

MEMBERS ABSENT: John J. Benavides and Jeffrey Normand.

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

APPROVAL OF THE 2/14/11 MEETING MINUTES: Mr. Black asked if there was a motion to approve their minutes from their February meeting. Mr. Hanna moved with a second by Mr. Kelsey to approve their February 14, 2011 meeting minutes. A roll call vote was taken. Yes votes by Mr. Hanna, Mr. Kelsey, Mr. Schaller, Ms. Warnimont, and Mr. Black. Motion carried 5-0-0.

Mr. Black said there is no one present this evening from the public for any comments, so they will move to the next section on their agenda.

CONTINUED TO NEXT MEETING AT DEVELOPER'S REQUEST. SITE TO BE REDESIGNED SO AS TO BE AS DEFICIENT FREE AS POSSIBLE FOR ALL PARTIES INVOLVED. Site Plan Review for MEI, Inc.: SPR-2011-01. Kingston Healthcare Company/MEI, Inc. would like to build a medical office building at 28370 Kensington Lane in Cambridge Woods. They (Medical Evaluators, Inc.) will occupy part of the building, and the Perrysburg Medical Eye Clinic will occupy the remainder. April M. Smucker, Construction Manager, will be representing Kingston Healthcare, and Cathy Clark will be representing the Perrysburg Medical Eye Clinic. Dave Kuhn of Feller, Finch & Associates has reviewed their submission for compliance, and a copy of his report is attached. Also included is a copy of the proposed site and building plans.

Mr. Black said it's been requested by the applicant that this be continued to their next meeting. He asked if there was a motion to continue this site plan review until their

April meeting. Mr. Schaller moved with a second by Mr. Hanna to continue this site plan review to their April meeting. A roll call vote was taken. Yes votes by Mr. Schaller, Mr. Hanna, Ms. Warnimont, Mr. Kelsey, and Mr. Black. Motion carried 5-0-0.

MINOR/MAJOR AMENDMENT TO LAKES OF WOODMONT PHASE II, PUD-R.

George Oravec, PE, PS, of Oravec & Associates, LLC, is representing Redwood Development Company (Keith Ritz). They are proposing an amendment to the PUD-R for Phase II of the Lakes of Woodmont apartment complex. They would rename it Woodmont Manor. You are to decide if this is a minor or major change to the PUD-R as per Article VI Section L. Included is a copy of their proposed site plan, plus the site plan that was amended in early 2005, plus the first site plan showing both Phases I and II. Also included is a copy of our new Article VI which now includes the updates including moving the cluster residential PUD section from Article VII, Supplemental Regulations, to Article VI–PUD regulations. They initially applied for a cluster residential PUD development plan. I informed them that our zoning resolution had just been amended. They then additionally applied for a change from an R-4 PUD to a cluster residential PUD. I have submitted that zoning change application to the Wood County Planning Commission as per the letter attached.

Mr. Black asked Mr. Garn if there was anything he would like to share with them on this plan. Mr. Garn said Mr. Oravec is not here, nor the developer. The plan is, he guesses, similar to start with in that it has the same entrances, he believes, coming in to the complex. But other than that, it's to be a completely different concept. Mr. Black said he would agree, and based on Article VI, Section L under amendments, what is classified as a major amendment, Section L, two points has defined what a major amendment is, and it appears that it does meet the classification as a major amendment. Mr. Garn said if they want to talk about the buildings. Mr. Black said well, it appears to be significantly less green space.

Mr. Black asked if anyone had any comments on that. Mr. Schaller said they will say that, and the approach to the structures, and the parking, and the type of thing is significantly different. The apartment units are apparently two single story, more residential units. Mr. Garn said now this has less units in it than the other complex. He thinks originally they had 120 units in it that were two story, where these are single story. Mr. Black said it appears to take up much more space with non porous, and Mr. Garn said right, because they are single story, all single story. Mr. Black said right, in the changing of the various drives and whatever. Mr. Garn said the length of the single story units seems to be quite different. The maximum length, as best he could determine in the previous plan, were somewhere in the range of 150 feet long. And these have a few units that are a little shorter than that, and after that they are 168, 224, 336, and 504 feet in length. Mr. Black said right, and under Section L 1 B d it says they do not create a large building mass either through an increase in their height or length, and he is saying the length, even though the height is smaller, the length is longer, so it would magnify their effect on the adjoining areas.

Mr. Black asked if there was any further discussion among the members, and there was not. He then asked if there was a motion to be made. Ms. Warnimont moved with a second by Mr. Schaller to classify this as a major amendment to the property. Mr. Black asked if there was any further discussion, and there was none. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Schaller, Mr. Kelsey, Mr. Hanna, and Mr. Black. Motion carried 5-0-0.

Mr. Black said to Mr. Garn that the next item on the agenda is the interest to the zoning commission of BZA issues. Included is a copy of the BZA public hearing notice. #1 could be a zoning catch 22, #2 is a freestanding sign in the overlay district, and #3 is part of B above, which will be continued or cancelled if there are no deficiencies.

Mr. Garn said right. The first issue just had to do with the possibility that some properties might need rezoning. Mr. Black asked is this the memo that he sent them for 9732 and 9734, and Mr. Garn said there is a memo that lists that, correct. Mr. Black said okay. And there is no date on that. Mr. Garn said that's just an overall memo that's sent out to let them know that there is going to be a BZA hearing, and at the time, place, and so on. Mr. Black said okay. So there is no action that they need to do as a zoning commission, and Mr. Garn said no, it was just more of an interest thing. There is interest there. That item that, you know, maybe with the possibility of rezoning because of classifications that the different properties were put in maybe wouldn't let them rebuild unless they went to the board of appeals. Mr. Black said okay.

Mr. Garn said the second item is there because someone is applying to put a billboard sign, an LED billboard sign on the Holiday Inn French Quarter parking lot area near Route 20, Fremont Pike. Mr. Black asked does their overlay zone have any restrictions on anything like that. Mr. Garn said but the overlay zone allows all building signage that's normal, but does not allow high rise, or it just allows monument signs of a certain, he thinks it's, and he does not have the height right in front of him. Mr. Black said so in their overlay zone to that extent they can control off premise signs, and he asked if that was what he was saying, and Mr. Garn said correct, off premise and on premise signs. And even if it's not attached, any freestanding sign is to be a monument sign. Mr. Black said so that's why they are going to the BZA, and Mr. Garn said right. A member commented this has nothing to do with the Holiday Inn or whatever, it's an advertising sign, and Mr. Garn said it's an advertising sign. It's a billboard sign. The member said billboard sign, yeah. Mr. Garn said it's not a Holiday Inn, it's not for them. Holiday Inn had gone to the board of appeals a year or two ago when they put up the new signs. Mr. Black asked well, what would be the purpose of having an overlay zone if you are going to allow that type of sign. You can administratively eliminate your zoning resolution. That's what the BZA is for, but he means one of the things about overlay zone is the aesthetic issue. Members agreed with him. One said right. Mr. Black said that's why you establish one. Mr. Garn said that's different. That's the older area that does have a number of pole signs and so on existing. Mr. Black said you have

to start somewhere. Mr. Garn said right, existing, but nothing like this. Mr. Black said he knows. This would be so different than it was.

Ms. Warnimont started to say something, and Mr. Black told her to go ahead. Ms. Warnimont asked do they not have some kind of restrictions on those LED things, though, too. Mr. Garn said there are certain restrictions, but they don't have a good, not definition, but they have not quite kept up with that type of signage. They do allow the type of signs say in front of Walgreen's where they tell you what's on sale. You know, that type of sign. They do not allow a sign like the one in front of Sonic because that's always changing, where this is evidently a sign that would be similar they will say to a prison sign that would change, and all of a sudden you get a whole new face, and then in so many seconds later or whatever the whole thing changes into the face, as far as he knows. Ms. Warnimont said oh, they rotate, is that what they call it, and Mr. Garn said they have rotating signs. Well, this one, instead of rotating, evidently is all LED, and it would just change from a sign that's going to advertise going to St. Lukes Hospital, and the next one would take you to St. V's, or, you know, wherever. A member said the next one would sell you hotdogs, and Mr. Garn said sell you hot dogs, and the member said and the next one would sell you cars, and the next one, and so on. Mr. Garn said right, but it's going to be completely different. He thinks that the, if he heard him correctly, it was like going to have six different advertisers on there. Mr. Black said yeah, it just seems to be going counter intuitive to why you have an overlay zone, and he knows there are already those type of signs, but he does not think they are that tall of a sign either. Mr. Garn said yeah, this is 25 feet tall. Mr. Black said yeah, exactly. Mr. Garn said it's not a highway sign. Mr. Black said no, no, right. Mr. Garn said it's not 80 feet in the air. A member said it's also very close to the highway. 360 square feet, it's a pretty good sized sign. It was commented yeah, it is. Mr. Garn said yeah.

Mr. Black said to Mr. Garn the item that he does not have in the agenda may be other items to discuss is his discussion with Chick-fil-A. Mr. Garn said Ms. Warnimont can tell him some there, and then he needs to talk about parking lots. Mr. Black said he was sorry. Ms. Warnimont said well, they had the meeting, and it was kind of left up in the air that possibly they can get a TIF to take care of the roadway in there, and that's where it kind of left it. Mr. Garn said yes. Ms. Warnimont said she does not know what happened after that. She never heard anything more about it. Mr. Black asked now would that take the roadway all the way through, and Ms. Warnimont said well, that's what they are hoping, to go all the way to the end of that drive, all the way. Mr. Garn said except not the same road. They are thinking of curving it up. Ms. Warnimont said yeah. Mr. Garn said and then do like an S, and Ms. Warnimont said like between that other piece of property. Mr. Garn said right. Ms. Warnimont said and where they want to do, curving it that direction. Mr. Black said okay. Mr. Garn said because they were very definite about the certain amount of parking that they had to have for, is it Black Friday, and Ms. Warnimont said yes. Mr. Garn said and so there was that, and different issues to make sure that they would have enough. And so by changing this, then that

would still be part of that original parking lot. They did not want people walking over a dedicated roadway. They have a little parking area in the front, and then go over Miller Drive. Mr. Black said but they are worried about one or two days. Ms. Warnimont said yeah, but they are not worried about it. Mr. Garn said yes. Ms. Warnimont said they were going to put in additional parking on the west side of the building. When you face it would be the west side of the building. They were going to add 60. She thinks it was 60 parking lot spaces there. Mr. Garn said uh-huh. Ms. Warnimont said but they felt that if, you know, they said how much it was going to cost for that. One hundred and about twenty thousand. Mr. Garn said he did not know. Ms. Warnimont said anyway, they felt that with what the sale of that property, and then if they had to take care of the roadway, putting it in, that it was not going to be feasible to do this. And then Gary Britten mentioned about maybe TIF going, you know, getting TIF money and putting that in. Mr. Black said right. Ms. Warnimont said and that's kind of where they left it. Mr. Garn said they are going to come back in 2 weeks with a design. Ms. Warnimont said she gets it. But they have not seen anything. Mr. Black asked when was this meeting. Mr. Garn said right. Ms. Warnimont said she thought they were going to see something for today. Mr. Black said okay. Yeah. So it was 2 weeks ago, and she thought they would have been back breaking ground. Ms. Warnimont said uh-huh. She got that impression. So whether they did not get an answer on the TIF money. That's what she does not know. But they were very happy with that kind of thought, you know, they could get that, but they don't see it being feasible if they have to use the money to put in a roadway on top of what they have.

Mr. Black asked Mr. Garn if there is anything on the Speedway. Mr. Garn said nothing on Speedway. He is going to get in touch with them now that the book is finalized, and then it will be on line, and he can tell them what pages he needs to look. Mr. Black asked Mr. Garn if they will have the book next month then, and Mr. Garn said yes. Mr. Black said he will hand it out next month, and Mr. Garn said yes, because he has the discs, and he needs to take those, and take them to the printer and get them printed. Mr. Black said but it is in effect now, and Mr. Garn said it is in effect. Mr. Black said it's gone through the 30 day referendum, and Mr. Garn said yes, it was in effect the 17th of last month. Mr. Black said okay. Mr. Garn said and that's why when Mr. Oravec's stuff came in, it came in on the 20th, 24th, or something like that.

Mr. Black asked Mr. Garn if he wanted to talk about parking lots, did he say. Mr. Garn said what he was going to mention, because he remembers last month when they were talking about that Kingston plan, and where the parking was right to the edge. Mr. Kuhn and he went through the book. They thought there was a misprint somewhere, whatever. There is nothing in their book. Mr. Black said that does not allow. Mr. Garn said they are allowed to put in a parking lot right up to the property line. A member said there is no setback at all required. Mr. Garn said there is no setback requirement, which most places will have a setback requirement. Mr. Black said he thought there was buffer language in there or not. Mr. Garn said he is right, there was. Mr. Schaller said but there still needs to be like certain green space requirements and some things

like that which that might make it. Mr. Garn said yeah, they were searching through trying to find it, you know, because they thought there was something in there. Mr. Black said so there is nothing in there about buffer requirements, 5 feet or 10 feet around the perimeter or whatever. Mr. Garn said for that part of the parking. He thinks there is something with the overlay that they had in there, but this is not. Mr. Black said or the front. Mr. Garn said or in the front. Mr. Black said okay. But on the side property line. Mr. Garn said evidently. A member said so both properties could build right up to their property line. You could have a parking lot and abutting a parking lot. Mr. Garn said now what they are thinking is that in that subdivision that there are some deed restrictions that have taken care of that. Mr. Black said oh, okay. But that still does not solve it. There is that issue. Mr. Garn said that does not make any difference, too, between the parking lots. A member said yeah, there is 2 and a half feet difference or whatever. He saw that. Mr. Garn said yes. And that was a big issue.

Mr. Black asked does Mr. Kuhn recommend, he means they can always make changes to this resolution. They don't have to wait until the next major change. Mr. Garn said right. He thinks that they have a list of at least five things more that have been sort of left out, or things that they probably need to come back and just get them changed. Mr. Black said so he will share those. He will accumulate that over the next few months, and Mr. Garn said yes, they will accumulate those. Yes. Mr. Black said and then share them with the commission, and then they will make a recommendation going forward, and Mr. Garn said right. Mr. Black said okay. That's a good idea.

Mr. Garn said because he thinks that, and he is waiting for the BZA hearing tomorrow about this letter and so on, because two of those members live in some condominiums in that area. And he does not know, they may be in for some zoning changes or some changes to the book. Mr. Black said okay. Mr. Garn said because some of that could be eliminated very easily with a zoning resolution change, and Mr. Black said a zoning resolution. Mr. Garn said maybe not for all their 3's, but make an R-3A. Mr. Black said that's how they got the R-5; right. The R-5 is the trailer parks. Mr. Garn said yeah, well, and Perrysburg Heights. Mr. Black said that's it, Perrysburg Heights is the one. Mr. Garn said Perrysburg Heights is R-4A. It has a zoning special which took care of a lot of issues. Mr. Black said right. That's a good point. Mr. Garn said but they will wait and see. Mr. Black said okay. He asked Mr. Garn now is he consulting with Mr. Kuhn on that at all, because he deals with a lot of different areas. Mr. Garn said yeah, he has knowledge in areas, and that's why they are talking about that. Mr. Black said okay. Mr. Garn said and he is just waiting for this other place, because that is going to be more difficult he thinks on Glen Eagles. Mr. Black said okay. Mr. Garn said in his estimation. He may be all wet, but he does not think so.

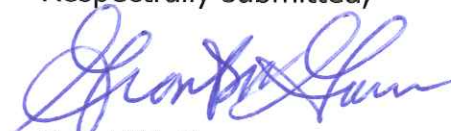
Mr. Black said he thinks Mr. Kuhn would be a good source of information on that. Mr. Garn said yes. Mr. Black said because this probably is not unique to Perrysburg Township. Mr. Garn said no, but there are a few other places that really need to be

rezoned. Mr. Black said besides what they have been talking about he means, and Mr. Garn said yes. Mr. Black said okay. Mr. Garn said yes, because it just needs to be cleaned up. Mr. Black said okay. Mr. Garn said because of the question from the lending institutions on if it's a total loss, can you rebuild it. And his answer is not with the way it is. Mr. Black said he can see it's a significant issue. It's something that they should have been concerned about all the time, but he can see why it came up now at this point. Mr. Garn said yeah, it's only because of what is being required of the appraisers to answer that question. And evidently this cost somebody their job somewhere.

Mr. Black asked Mr. Garn if there was anything else he wanted to share with them, and Mr. Garn said he thinks that was it, because that parking lot issue he thinks needs to be sometime taken care of. Mr. Black said but again, they are going to lump it with a half a dozen other things before they address it, and Mr. Garn said right. He is just trying to find other mistakes or other things, like they were talking about garage sales. A member said garage sales, yeah. Mr. Black said that's a good point. A member said that kind of surprised him that they don't have a rule, or regulation, or permitting, or some kind of way to control that. Mr. Garn said right, because they are a home rural area now, and they can control that. And usually there is a permit fee, and like the time. The member said right. Mr. Black said and again, Mr. Kuhn would be a good source to go to to say what do other communities do. Mr. Garn said yes. Mr. Black said okay. Well, let's include that on the list then, the garage sale, since Mr. Hanna brought it up. A member commented he is pretty quick on that.

Mr. Black asked the members if there was anything else that anyone would like to share with the commission, and there was nothing. He then asked if there was a motion to adjourn. Mr. Schaller 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 6:38 p.m.

Respectfully submitted,



Grant W. Garn,
Recording Secretary