

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

ZONING COMMISSION MEETING
January 10, 2011

The Perrysburg Township Zoning Commission held a meeting on January 10, 2011. Robert S. Black, Chairman, called the meeting to order at 6:05 p.m. A roll call vote was taken. Grant W. Garn was also present. The meeting was tape-recorded. Mr. Black said now they will open their normal zoning commission meeting of January 10, 2011.

MEMBERS PRESENT: Robert S. Black, Carol Warnimont, and Ronald M. Hanna.

MEMBERS ABSENT: Jeff Schaller, John J. Benavides, Jeffrey Normand, and Richard W. Kelsey.

APPROVAL OF THE AGENDA: Mr. Black asked if there was a motion to approve their agenda. Ms. Warnimont moved with a second by Mr. Hanna to approve the agenda. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, and Mr. Black. Motion carried 3-0-0.

APPROVAL OF THE 12/13/2010 MEETING MINUTES: Mr. Black asked if there was a motion to approve their December 13th, 2010 minutes. Ms. Warnimont moved with a second by Mr. Black to approve the meeting minutes. A roll call vote was taken. Yes votes by Ms. Warnimont and Mr. Black. Mr. Hanna abstained. Motion carried 2-0-1.

Mr. Black said there are no members of the public in the zoning meeting this evening, so they will move on to the next item.

DISCUSSION AND POSSIBLE RECOMMENDATIONS to the Trustees concerning possible changes to the zoning resolution. Mr. Black said this is a discussion of two areas of their zoning resolution that they want to review and pass along a recommendation to the trustees. He asked Mr. Kuhn of Feller Finch if he would like to talk about the PUD section first. Mr. Kuhn said he threw him a curve ball.

Mr. Garn asked him if he wanted to sit there and use the portable mic, or however he would like. Mr. Black asked if everybody's mic was on. The members all checked their microphones. Mr. Kuhn asked if it was on. Is it on. Mr. Garn said it does not seem to be. Mr. Kuhn asked if it was on. Mr. Garn said they have a portable one by Mr. Black that maybe it will work better. Mr. Kuhn said it's turned on. He asked if it had batteries in it. Mr. Black said here, this one will work. Mr. Kuhn said is this working, and Ms. Warnimont said it's working now. She can hear him. Mr. Garn said he would turn that one off then. Mr. Kuhn said there is something wrong. Mr. Garn said there is a lot of

static coming across. He might unplug that one down by Mr. Black. Right by the podium there is a, if that's the one. Mr. Kuhn said he found the trigger. There is a little plug.

Dave Kuhn addressed the commission regarding these changes to the zoning resolution. He said okay. Where the PUD came about is Mr. Garn mentioned to the trustees that there is this cluster conservation compact residential planned unit development in the supplemental conditions. It's under section E. And the trustees have kind of, you know, told everybody anything that's PUD, they want to approve. So Mr. Garn was thinking about it, and said, you know, that probably should be shifted over to the PUD section. So basically all he did was took section E of the supplemental regulations, and it's titled, you know, cluster conservation compact residential planned unit development, PUD, and moved it over to Article VI under Section E, Number 4. All he did was just move it from one spot to another spot. And now the cluster and the compact residential, that gives you some different densities than what a normal PUD does, so that went over with it, too. So basically as a zoning commission, you guys will review it like you always did, but you won't have the ultimate approval, you will make a recommendation to the trustees. And that's all he did.

Mr. Garn said now it's still left in there for the site plan review, though. Mr. Kuhn said the site plan. Yeah, the site plan review did not change. Mr. Garn said right. Mr. Kuhn said so the site plan will always happen, but the way this cluster conservation compact residential planned unit development is, it was almost like a site plan. You guys approved it before. So that's what they changed.

Now, they are going to have to change one of the diagrams in the back, more or less, because they talk about that. Mr. Garn said right. Mr. Kuhn said but other than that. Mr. Garn said the diagram, that will need to be changed, and Mr. Kuhn said right. Mr. Garn said the land use matrix section in there, that will have to be changed. Mr. Kuhn said right. Mr. Garn said then he also found a place back in Article XII for the BZA, there is another paragraph in there, just odds and ends places. Mr. Kuhn said oh, okay. Uh-huh. Okay. And then, of course, the table of contents will have to change, too, and Mr. Garn said right.

Mr. Black said so on page 6, section E, paragraph 4, and what follows for several pages, that was in the supplemental part of the proposed zoning resolution is now actually, and Mr. Kuhn said and it goes all the way to, and Mr. Black said 13. Mr. Kuhn said to 9, into 9, and on page 10 you start the commercial PUD requirements. Mr. Black said oh, yeah. Mr. Kuhn said so it's 6, 7, 8, and 9. Mr. Hanna said so no language change, it's just a location change. Mr. Kuhn said right.

Mr. Black asked if anyone had any questions for Mr. Kuhn, and no one did. Mr. Black asked if there was a motion to recommend this change be made in their proposed zoning resolution. Mr. Hanna moved with a second by Ms. Warnimont to make that

change to their proposed zoning regulation. Mr. Black asked if there was any discussion, and there was none. A roll call vote was taken. Yes votes by Mr. Hanna, Ms. Warnimont, and Mr. Black. Motion carried 3-0-0.

Mr. Black said to Mr. Kuhn that the next one has to do with the waste, and particularly one of the changes is the home composting issue. Mr. Kuhn said right. That was, he guesses, the whole composting came up. Mr. Black said at the last meeting. Mr. Kuhn said and so did one of the trustees. He had a problem with that, too. And they have been going back and forth with the township attorney, and as of today, this is the final, what he would recommend doing on it. And it would be under the, let's see, this back in Article VII again, and this is the last section, which is, he believes HH. Yeah, HH. What he would recommend doing is one of the criteria is adding 5 on that and indicate this section does not apply to home composting as defined in the resolution. And then next on his E-mail he thinks he sent them, he gives a definition of home composting and read the proposed language. So this is what he recommends doing. And in talking to Mr. Garn, he feels that this probably takes care of that one area everybody was worried about.

Mr. Hanna said the question he has is 30 cubic yards is a lot. Is it 30 cubic yards, or 30 cubic feet. This is three large truck loads. Mr. Kuhn said right. Mr. Hanna said he would not allow that next to his house. Mr. Kuhn said to Mr. Garn he has composting piles in his back yard. Mr. Garn said uh-huh. Mr. Kuhn said and they are probably not this big, and Mr. Garn said no, no. Mr. Hanna said he could see 30 cubic feet, or 3 cubic yards, but not 30 cubic yards. That's a lot. Mr. Black said one of those big milk trucks. Mr. Hanna said a large dump truck is 10 yards. Mr. Kuhn said yeah. Right. So three of those 10 trucks. Mr. Hanna said it's three of those large dump trucks. Mr. Black said he would agree with that. Mr. Garn said yeah, for a home composting. He knows they get a few dump truck loads every year, just stuff that would be considered compost because you put it around all the bushes and trees. Mr. Black said you do, and Mr. Garn said uh-huh. Yeah, there are a lot of people that do that have, but it's not composting, but they are having it delivered just like their maintenance department delivers truck loads of wood chips. Mr. Hanna said you have mulch, and you get that five to seven yards at a time, or something like. But 30 yards is a lot of compost. Mr. Kuhn said yeah, composting. It's more or less what you put in a garden.

Mr. Garn said they could talk to him and see, you know, if that should be revised. Mr. Black said he does not think they need to talk to him. He thinks they can make that decision. He asked Mr. Hanna if he agreed, and Mr. Hanna said yeah, he would think. Mr. Black asked what he thought would be reasonable. Mr. Kuhn said just what they are saying, he would not do it any more than 10, because that's one truck load. Mr. Black said okay. Mr. Kuhn said but, you know, if you want to go smaller, you go smaller. Mr. Black asked Ms. Warnimont if she had any opinion on that. Ms. Warnimont said she was going to go half, but if they think 10. Mr. Black said he would think 10 would be plenty. That's one of those big tandems, and Mr. Kuhn said you

know, those big trucks you see of stone. Yeah. Mr. Hanna said that's reasonable. Mr. Black said let's change that to 10 cubic yards. Mr. Kuhn said he did not talk to Mr. Celley, so he does not know where he came up with that 30 cubic yards number. Mr. Garn said he has actually had that much in a leaf pile once, but then they can't dispose of it. Mr. Black said you are always able to go to the BZA and get that. Mr. Garn said right. And that's why it's there. You don't make it to cover 99 percent. Mr. Garn said right, and he thinks that's plenty at 10. Ms. Warnimont said somebody who has 5 acres may be okay with it, you know, but somebody who has only got an acre or less, well, it's not. Mr. Kuhn said and most single family homes probably wouldn't be even getting 10 cubic yards. Mr. Garn said right.

Mr. Black said now they have a method A and a method B down further. Mr. Kuhn said right. And when he was reading the township attorney's waste disposal facility section, he mentioned in there a solid waste transfer facility, so he came up with a definition. The definition he came up with was EPA's definition, but according to what he says here, it would be better to either, which is his recommendation, to say it's defined as set forth in Ohio Revised Code 3734.01 (U), or he gave them another one which he would not recommend was what a solid waste facility means. Mr. Black said well, he thinks if he made the preferred one. Mr. Kuhn said if he makes that recommendation, and Mr. Black said he would go along with it, and Mr. Kuhn said so would he. Mr. Hanna said it's preferred.

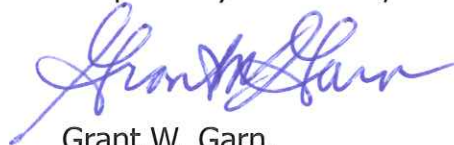
Mr. Black said so those are the only two, and Mr. Kuhn said those are really it. There are three. There is Section 5, the home composting definition, and then change the solid waste transfer facility definition. Then leave everything else as they had it. Mr. Black asked if there were any other comments that anyone had, and there were none. Mr. Black asked if there was a motion to make those two recommendations to the board of trustees. Ms. Warnimont moved with a second by Mr. Hanna to make those two recommendations to the board of trustees. Mr. Black asked if there was any other discussion, and there was not. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, and Mr. Black. Motion carried 3-0-0.

Mr. Kuhn said that's all he had were those other two. He asked if there were any other questions. Mr. Garn said on this recommendation for the 10 cubic yards. Ms. Warnimont said 10 cubic yards that they discussed, and Mr. Garn said okay, and Ms. Warnimont said and the definition about they preferred that. Mr. Garn said okay. Mr. Black said so all they are waiting for are the trustees to review these last recommendations, and they will be ready. Mr. Kuhn said right. Right. And next Monday is their meeting, so they will vote. He means Tuesday. That's right, because it's Martin Luther King Day. Mr. Garn said a holiday. Mr. Kuhn said he forgot about that. Some people have to work that day anyways. Mr. Black said and then that's going to be a public hearing for it; right, and Mr. Kuhn said right. Mr. Black asked Mr. Kuhn if he was attending that, and Mr. Kuhn said yeah.

Mr. Black asked if there was anything else on their agenda. Mr. Garn said they probably want to change that date. Mr. Black said oh, yes. They have a date in October when they normally meet which is Columbus Day, and the trustees prefer that they do not meet on holidays. So it's been recommended by Mr. Garn that they meet on October the 11th which is the day after, so it will be a Tuesday. So it will be the second Tuesday of October. He asked if everyone was okay with that. He asked if they had enough to motion to move their normally scheduled zoning commission meeting from the second Monday in October to the second Tuesday in October, which would be October the 11th. Mr. Hanna moved with a second by Ms. Warnimont to move their meeting in October to October 11th. A roll call vote was taken. Yes votes by Mr. Hanna, Ms. Warnimont, and Mr. Black. Motion carried 3-0-0.

Mr. Black asked Mr. Garn if there was anything else that he wanted to discuss this evening, and Mr. Garn said not that he could think of. Mr. Black asked if anyone else wanted to discuss anything, and no one did. He asked if there was a motion to adjourn. Mr. Hanna moved with a second by Ms. Warnimont that they adjourn. All members were in favor, and none were opposed. The motion carried, and the meeting was adjourned at 6:20 p.m.

Respectfully submitted,



Grant W. Garn,
Recording Secretary