

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

ZONING COMMISSION MEETING  
June 14, 2010

The Perrysburg Township Zoning Commission held a meeting on June 14, 2010. Robert S. Black, Chairman, called the meeting to order at 6:00 p.m. A roll call was taken. Grant W. Garn, Zoning Inspector, was also present, along with Rosanna Violi, Assistant Administrator. The meeting was tape-recorded.

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

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

APPROVAL OF 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, Ms. Warnimont, and Mr. Black. Motion carried 4-0-0.

APPROVAL OF THE 5/10/10 MEETING MINUTES: Mr. Black asked if there was a motion to approve the meeting minutes of last month. Ms. Warnimont moved with a second by Mr. Hanna to approve the minutes. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried 4-0-0.

Mr. Black said there are no members of the public here to make any comments, so they will move on to the next item on the agenda. Mr. Garn said they do have Rosanna present. Mr. Black said she is a member of the administration, and Mr. Garn said that's right. He knows. He did not know if Mr. Schaller had met her. Mr. Schaller said no, he did not believe so. Rosanna introduced herself, and Mr. Schaller introduced himself. Rosanna said she was pleased to meet him. She said she will be working with Mr. Garn, and since he's not going to be here next month, and that's why she came, to make sure she got it. Mr. Schaller said got her under control. All right. Good. Ms. Warnimont asked Mr. Garn if he had taught her that. Mr. Garn said yeah, they went over this a little bit today, and he showed her the manual, too. Mr. Black said and he was showing her how to unlock the front door when he came in. Rosanna said yeah, that's also important. Mr. Black said that's very important. It was commented that it's important that they get in. Mr. Garn said they locked it so they can't get out. Ms. Warnimont said they will just conduct it out there.

Mr. Schaller asked if there was a potential that they did not have an agenda for next month, and Mr. Garn said yes, very much so. Mr. Schaller said yeah. Okay. Mr. Garn

said they could have no meeting next month just because nothing has come in. They did have someone that came in to look at the plans for Kohl's, or their lot and so on. It was asked the front lot, and Mr. Garn said the front lots and so on. So they will see whatever happens there. And that's down the road. They were just looking, and that would be a lot split, or what they could do about other things. So they will wait to hear.

Draft copies of the proposed changes to the zoning resolution book have been distributed for further review. It may be time to set a public hearing date. Dave Steiner of the Wood County Planning Commission would like to have adequate time to review this complex document. He suggested that they have their hearing in August.

Mr. Black said he knows they just received these on Friday, so they probably have not had a chance to review it much. But he thinks they could set this for public hearing for their August meeting right now, can't they, and he asked that to Mr. Garn. Mr. Garn said yes, they need to set it. Mr. Black said he did not bring a calendar. Mr. Schaller said August as opposed to July. Mr. Black said because the WCPC needs more time to review it because they obviously just received it as they did, and they will need more time because the July meeting would be July the 5<sup>th</sup> for Wood County, and that's too soon. So they want to have until August, and they need their recommendation before they can move on. So he asked what is that second Monday. A member said August 9<sup>th</sup>. Mr. Black said August 9<sup>th</sup>. Mr. Black asked is there a motion to set August 9<sup>th</sup> as the date for the public hearing for the amendment changes to the zoning resolution for the Perrysburg Township Zoning Resolution. Mr. Hanna moved with a second by Ms. Warnimont to set August 9<sup>th</sup> as the hearing date. Mr. Black asked if there was any other discussion, and there was none. Mr. Black said and that will be at 6:00 on August the 9<sup>th</sup>. A roll call vote was taken. Yes votes by Mr. Hanna, Ms. Warnimont, Mr. Schaller, and Mr. Black. Motion carried 4-0-0.

Mr. Black said to Mr. Garn that he did have one comment. He went through it. And it has to do with when they talk about the parcel for a planned unit development has to be a minimum of 5 acres. Mr. Garn said uh-huh. Mr. Black said and he thinks that that should be gross, because it could be, and it's Article VI, page 1, all the references under Section B 1, a, b, c, and d. He would recommend that there must be at least 5 contiguous acres, and that they insert the word gross before acres, because there is a reference in the definitions to gross and net acres. Mr. Garn said okay. Mr. Black said he knows you could say well, if you are taking a parcel, track of land, and obviously it's going to be before you do anything, but he thought in case there is any question, that it has to be five gross acres, which is before any rights of right-of-way are taken away. For example, if you had a five acre parcel, and when you develop it you have to give another 30 feet in most cases. Mr. Garn said sure. Mr. Black said and that might make it 4.9. And he thinks it might be best to put it in here so there is no misunderstanding. Mr. Schaller said so it's gross as opposed to net. Mr. Black said yes. And both gross and net are defined in there. Ms. Warnimont said and that was for a, b, c, and d, and

Mr. Black said yes. Mr. Garn said yes. Ms. Warnimont said okay. All right. Mr. Black said yes, because they all represent in order for you to have a PUD you need at least five contiguous acres. And he just thought they should put gross. Mr. Garn said sounds good. Mr. Black said and that's the only comment he has. He just made one run through it over the weekend, but it's a lot to go through.

Mr. Garn said yes. Until this is finalized, so if there is anything else they would like to add. Mr. Black said and that's a good point. They will give Rosanna comments. Well, he guesses there will be no final one until after the hearing; right. Because there could be changes made there. Mr. Garn said there could be changes made. Mr. Black said okay. Mr. Garn said because they have even had hearings where the trustees have made the final, which both the zoning commission and the Wood County Planning have no idea what they are going to be. So to make that a final irregardless of what they say. Mr. Black asked Rosanna if they can reach her through the normal zoning office, and she said she is there from 8 till 4:30 every day. Mr. Black said okay. She said E-mail or call. Mr. Garn said the same phone number. It rings into his office first, and then directly into hers. Maybe they will get that changed. Maybe she will get calls she does not want to get right away. Mr. Black said to Mr. Garn because he will be gone for 6 weeks, and Mr. Garn said or seven.

Mr. Black asked if there was anything else they would like to go over. Mr. Garn said at this time, you know, it's up to them, but just to have a meeting in July. Mr. Black said well, Rosanna, he will consult with her, and then they can send out an E-mail. He asked if there was any reason they want to get together just because of this, because they can funnel everything through to Rosanna. Ms. Warnimont said unless there would be something major that they figure there is something really major, then maybe they might. But otherwise if it's just minor things. If really something comes up, she thinks, you know, they just go through her. Mr. Black said okay. Then she and he will talk maybe the week before, or late that week. So if any of the members feel that they need to have a meeting, he asked if they would call him, and then he will contact her if it's absolutely needed. Ms. Warnimont said but she does not see anything major, but just in case.

Mr. Garn said the BZA is going to have a meeting in July. Mr. Black said are they. What's their issue. Mr. Garn said a driveway too close to the property line. It's interesting, this is back to something that talking with John from Beckett and Raeder that there are a number of issues on their zoning resolution map that really don't make any sense, some different areas. That's where this is in the Starbright subdivision, and there are some homes that are in a multi family, and then all of a sudden goes into single family, and they have a number of single family homes zoned for multi family. Mr. Black asked are those changes that they made to the map, and Mr. Garn said not at this time, but they can. He thinks, and he has to talk to Dave. That's something probably that they need to do it separately, because those they would probably have to notify the homeowners each one if they were going to make some change. These are

not errors in the map. This is the way the map has been done for a long time. But they just don't make any sense. They have other places where they have residential zoning in the front of their lot, and agricultural on the back part of their lot.

Mr. Black said now, there is only one map, and that's in John's office; correct. Mr. Garn said no, that's out here. Mr. Black said well, according to the zoning resolution, it's supposed to be with the fiscal officer. Mr. Garn said well, this is all in the same complex, so this is where they keep the map is right here. Mr. Black said oh, okay. But there aren't copies. There really is only one. Mr. Garn said there is one. Mr. Black said there might be copies, but they can't be used. It's only the one that's here. Mr. Garn said right. Yes. And that's it. And he can show them some of these different places that are a little unusual.

Mr. Schaller asked how is he doing with Cedar Creek. They have property for sale in front of there. Mr. Garn said zoned agricultural. He does not know how they want to split it, what they want to do. Mr. Schaller said he thought that was odd. Mr. Garn said he is not sure. He thinks that their church has changed from when they first came in, because now they have satellite churches, and they do a lot by television. Mr. Black said well, they were talking about putting in an oil change. It was asked didn't they just expand their parking lot. Mr. Schaller said not in the long area. Well, probably a couple three years. It was commented it's been awhile, 3 or 4 years. Mr. Garn said right, he thinks. Mr. Schaller said yeah, they had to put in a wedding chapel, or wasn't that why they did that on the south side there. Mr. Garn said yeah, he does not remember. But they didn't put in the café. That was the other thing. Mr. Black said they were going to do those. Mr. Garn said yeah, they had different ideas. Well, those have not taken place, but now they have these different sub satellite parishes, or whatever you want to call them in Toledo and Whitehouse. Mr. Black asked can they split those just as small as one acre lots. Mr. Garn said well, he is not sure on the sewer and water right there. It depends on what's available. There is water nearby. Mr. Schaller said there is sewer. There is a pumping station right there. It was commented they just put a big pump station in. Mr. Schaller said to Mr. Hanna so Ron, you can put that Starbucks right there. Ms. Warnimont said is this facing Mandell is he talking about. Mr. Garn said well, it's Mandell and Lime City. Ms. Warnimont said oh, and Lime City both. Mr. Garn said so he thinks that they are just looking at options. And he is not sure if it's to raise money, or why they are doing it, because some places will come in and want to put in some senior housing and some things like that in a location like that. Ms. Warnimont said but then they have to worry about them expanding Lime City Road on top of it, too. Mr. Garn said sure. Almost anything they do is going to end up in here, unless it's left as straight agricultural. And that could be. Some of the lots in there on that corner, he thinks there are 2 lots that are zoned agricultural.

Mr. Black said to Rosanna that if anything does come up, call him. Don't wait. If she thinks there is some reason that they ought to have a meeting, and she is welcome to

call him any time. Rosanna said all right. Thanks. Mr. Black asked if there was anything else, and there was nothing. He 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. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,



Grant W. Garn,  
Zoning Inspector