

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

ZONING COMMISSION MEETING

May 9, 2011

The Perrysburg Township Zoning Commission held a meeting on May 9, 2011. Jeff Schaller, Vice Chairman, called the meeting to order and welcomed all in attendance to the Perrysburg Township Zoning Commission meeting. A roll call was taken. Grant W. Garn, Zoning Inspector, was also present. The meeting was tape-recorded.

Mr. Schaller said and Mr. Kelsey is going to serve as acting secretary, and Mr. Garn said no, they have to vote on it and have a motion. Mr. Schaller said okay. He asked if he heard a motion to make Mr. Kelsey secretary. Mr. Hanna moved with a second by Mr. Schaller to make Mr. Kelsey acting secretary. A roll call vote was taken. Yes votes by Mr. Hanna, Mr. Schaller, and Mr. Kelsey. Motion carried 3-0-0 to elect Mr. Kelsey as temporary secretary.

MEMBERS PRESENT: Jeff Schaller, Ronald M. Hanna, and Richard W. Kelsey.

MEMBERS ABSENT: Robert S. Black, Carol Warnimont, John J. Benavides, and Jeffrey Normand.

APPROVAL OF THE AGENDA: Mr. Schaller said he will take a motion to approve this evening's agenda. Mr. Hanna moved with a second by Mr. Kelsey to approve this evening's agenda. A roll call vote was taken. Yes votes by Mr. Hanna, Mr. Kelsey, and Mr. Schaller. Motion carried 3-0-0.

APPROVAL OF THE 4/11/2011 MEETING MINUTES: Mr. Schaller asked if he could have a motion to approve the meeting minutes of the 4/11/2011 meeting. April 11th, 2011 meeting. Mr. Hanna moved with a second by Mr. Kelsey to approve the meeting minutes. A roll call vote was taken. Yes votes by Mr. Hanna, Mr. Kelsey, and Mr. Schaller. Motion carried 3-0-0.

Mr. Schaller said there are no members of the public present at this evening's meeting, so he said he would assume there are no comments of interest to the zoning commission.

Mr. Schaller said he guesses with respect to the items on the agenda, he asked Mr. Garn if they just wanted to review those. Mr. Garn said yes, he could just go over them with them to let them know.

SITE PLAN REVIEW FOR MEI, INC., SPR-2011-01. MEI, Inc., would like to build a medical office building at 28370 Kensington Lane in Cambridge Woods. They (Medical Evaluations, Inc.) will occupy part of the building, and the Perrysburg Medical Eye Clinic will occupy the remainder. The plans have been redrawn so as to eliminate any previous deficiency. Dave Kuhn of Feller, Finch & Associates has reviewed this latest submission for compliance, and a copy of his 5/4/11 letter is attached. Also included is an updated copy of the proposed site and building plans.

Mr. Garn said on the site plan for review for MEI, Inc., they were approved subject to approval by the BZA. They did go to the BZA last month, chose to go for a continuation, and since that continuation they have redesigned the plans enough to eliminate any of the deficiencies. And he has included a letter in their packet from Dave Kuhn stating that they have met everything with these plans, and there were no deficiencies left, so they are home free to go get their permit without having BZA approval. Mr. Schaller said okay. And they will take care of that NOI permit that's probably just a matter of course of business, and Mr. Garn said right. Right. Yeah.

MINOR/MAJOR AMENDMENT TO RIVER OAKS: PUD-R. Brian J. Retar, PE, of FWB Inc., which is representing the owner, River Oaks Development Company of Perrysburg (David Miller), made a final presentation to the trustees at their 4/18/11 meeting, and they deemed this a minor change to the PUD-R.

Mr. Garn said and then River Oaks, a major/minor, the trustees had a hearing or meeting on that. They also concurred with the zoning commission that that was a minor change to the PUD. And so they can go forward with that project on River Oaks.

ZONING CHANGE APPLICATION NUMBER ZC-2011-01. On May 2, 2011, George V. Oravec, PE, PS, of Oravec & Associates, LLC, representing Keith Ritz of Redwood Development made a presentation to the trustees. They approved this major change to the PUD-R as presented.

Mr. Garn said and then D, the zoning change for River--or Lakes of Woodmont, Woodmont Manor, the trustees had their hearing on that as a major change, and they treated it as a zoning change, and they approved that. Mr. Schaller said so that would come back. Mr. Garn said well, that's all done. That's approved. Yes, that will come back probably as a site plan approval. Mr. Schaller said right. At some point in time. Mr. Garn said at some point in time they will deal with that.

Mr. Schaller asked Mr. Garn if he had any other comments. Mr. Garn said well, a couple of other things. Just he did bring over a copy of a drawing for Chick-fil-A, and he does not remember. You know, this is going back what, 6 months ago when they came in and met initially. There were some other meetings. They did come up with this drawing of reconfiguring for the access road to go through. Now that they are at a point where they are negotiating with the trustees and probably with eventually the

neighbors depending upon the situation as to who is going to pay for what. Mr. Schaller asked what's the additional parcel of .65 acres. Mr. Garn said well, that is land that is in the back of the property that's owned by their neighbor, the Mosers. And so there may be some negotiation trying to—Kohl's would like some additional parking. Mr. Schaller said uh-huh. Mr. Garn said and so he would think that this is going to be one of these issues that will take a little time, but they will need to all get together and decide what they are going to do, or the whole thing will just he guesses die. Mr. Schaller said go away, and Mr. Garn said go away. Because Kohl's was very adamant that they did need a certain number of parking spaces for, is it Thanksgiving time, Black Friday, and Mr. Schaller said Black Friday, yes. Mr. Garn said they were very definite about that. And it does look like this could provide some additional parking, and then depending upon the situation. Mr. Schaller said he is not surprised because he has been by there at certain times, and that parking lot is pretty full. Mr. Garn said right. So they will see. But they have a good working relationship with Chick-fil-A, so it may all work out. And Mosers at some point maybe will have some offers on their property that, you know, will need to go forward also with an access road.

Mr. Hanna said so based on this, the internal access road, or the internal road will turn to the north there, and Mr. Garn said yes, and Mr. Hanna said and then run that close to Fremont Pike. Mr. Garn said yes, because their problem is is further down in front of Tuffy, or if you follow that access road in front of Taco Bell, Mr. Hanna said those are all up front. Mr. Garn said it's up in front. This is an access road where they were right next to the highways, like 35, 40 years ago that was the norm for an access road. So they are sort of stuck in that it goes in front of Tuffy. There is the land there already set, so Mosers, it will be very hard. That's why they drew it before going sort of back around through their buildings and out that way, but that was without Mosers' knowledge.

Mr. Schaller said the entrance into Mosers would potentially be closed then. Mr. Garn said yes, yes, they would close that, and they would also close, or probably the state would, Oakmead, and Mr. Schaller said Oakmead, yeah. Mr. Garn said it would be closed. So it would be a true access way through there. It was commented that would be interesting.

Mr. Garn said another thing of interest on the Speedway. They got in contact with him, and the zoning book was done. He wrote back to them and told them what the changes were, and also that the township was in the process of probably putting in a right turn lane. That they did not need any land from Speedway, that there is enough money there, and he guesses the plans are down at the Wood County Engineer's Office. That will add a little more to that puzzle, or it will take care of the one thing. It was going to happen anyways, but now it still has the same problem with the setbacks with the building as designed without having additional land. So they will have to work that out. Mr. Schaller said okay.

Mr. Garn said and another project that may possibly come in where the, is it a Sunoco station that's down in front of Holiday Inn Express, and George Oravec was in here about a year ago. Mr. Schaller said yeah, a year ago. Mr. Garn said okay. Well, he had someone else. He has had a couple of other groups sort of come in and talk, and he had someone very recently talk about buying that spot, and putting in restaurants or, you know, a couple stores right in there. So they will wait and see. Because he went through the site plan process, you know, about the plans, and he thinks they saw it as it was going to cost some money to do some of that, and somebody needs to come up with that, so it's just all talk.

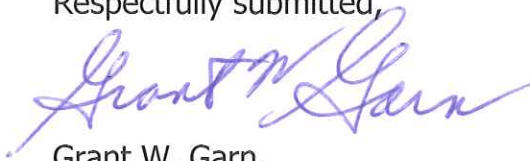
Mr. Hanna asked would that eliminate the cut through access to Holiday Inn. Mr. Garn said no, he thinks that's a permanent access that goes through there. Mr. Schaller said it's an easement. Yeah, there is some sort of easement. Yeah. Mr. Garn said that easement. And that easement, he guesses there is even a little bit of land on the other side of that cut through that's part of this piece of land, so it's a, and he does not know who owned what, or how that worked out. That's a very permanent easement going through there. But the individual that came in, he had—he did not leave him any drawings, but they were going to cut off one of the ins and outs, Route 20, and he thinks it will eliminate one of the others, change things around a little bit. So there is that.

Mr. Garn said the only other thing that is under zoning, it has a new website. Zoning is on a web page now, and so that he has one site sort of set up for the trustees where they can look at the files, and see everything that's going on, and all the violations, the photographs of the properties, and really follow all the violations plus all the things that are being issued. They can basically follow most of the things that are happening on zoning through that. And then there will also be a public site where people can just go on and see what notice they have on the property, what their zoning should be. Mr. Schaller said just Perrysburg Township. Just specific to their township. Mr. Garn said yes, specific. Mr. Schaller said make sure he is keeping busy on that. Mr. Garn said well, oh, yes. Yes, he has his own with that. He keeps saying the City of Perrysburg has four people in there, and there is just him out here. You know, you want the same stuff happening. Plus, you know, like Perrysburg, he does not even think they are computerized, per se, and already they have wanted this system, which somebody else, he thinks Sylvania Township is going to go to this, too, where it has its own drilling out line where, you know, if you know the right stuff to look it up, you can look a lot of stuff up. And a lot of the zoning they have now is also intertwined with the auditor's office so that the property owner can just go right on and get right into the auditor's website. It was commented the auditor's website, and Mr. Garn said yeah, right, the zoning. Mr. Schaller said all right. Mr. Garn said that's sort of where they are at.

Mr. Schaller asked do they have a motion to adjourn the meeting. Mr. Kelsey moved with a second by Mr. Hanna to adjourn. All members were in favor, and none were opposed. Mr. Garn said no one opposed. Very good. Mr. Schaller said that was pretty

simple. The motion carried and the meeting was adjourned at 6:15 p.m. Mr. Garn thanked everyone for coming. It was commented no problem.

Respectfully submitted,

A handwritten signature in blue ink that reads "Grant W. Garn". The signature is written in a cursive style with a large initial "G".

Grant W. Garn,
Recording Secretary