



Zoning Commission
Perrysburg Township, *Established 1823*
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Robert S. Black, *Chairman*
Jeff Schaller, *Vice-Chairman*
Carol Warnimont, *Secretary*
Richard W. Kelsey
Ronald M. Hanna
Jeffrey Normand, *Alternate*
John J. Benavides, *Alternate*

Zoning Commission Meeting Minutes **February 13, 2012**

Mr. Black called the meeting to order at 6:00 p.m. and asked Ms. Violi to take roll call.

Members present: Mr. Black, Mr. Schaller, Mrs. Warnimont, Mr. Hanna, and Mr. Kelsey

Members absent: Mr. Benavides and Mr. Normand

Mr. Black asked if there was a motion to approve the agenda. ***Mr. Schaller made a motion to approve the agenda with Mr. Hanna seconding the motion.*** Mr. Black asked Ms. Violi to take a vote on that motion. *YES- Mr. Schaller, Mr. Hanna, Mrs. Warnimont, Mr. Kelsey, and Mr. Black. Motion carried.*

Mr. Black asked if there was a motion to approve the Organizational Meeting minutes from January 9, 2012. ***Mr. Kelsey made a motion to approve the minutes with Mrs. Warnimont seconding the motion.*** *YES- Mr. Kelsey, Mrs. Warnimont, Mr. Hanna, and Mr. Black. ABSTAIN- Mr. Schaller. Motion carried.*

Mr. Black asked if there was a motion to approve the Regular Meeting minutes from January 9, 2012. ***Mr. Hanna made a motion to approve the minutes with Mrs. Warnimont seconding the motion.*** *YES- Mr. Hanna, Mrs. Warnimont, Mr. Kelsey, and Mr. Black. ABSTAIN- Mr. Schaller. Motion carried.*

Mr. Black stated there were no members of the general public who had items to bring forth and went straight into the **Site Plan Review SPR 2010-01; Chick-fil-A**. He asked Mr. Rouse to come forward. Gary Rouse, GBC Design- 3378 West Market Street Akron; site engineer for Chick-fil-A, representing both Chick-fil-a and Kohl's on the potential purchase of the parcel in the northeasterly corner of Kohl's parking lot. Mr. Rouse stated he has been before this Commission before and he is taking baby steps to get the plans approved. The plans have been submitted to the Township and Dave Kuhn from Feller Finch. Mr. Rouse stated he was there that evening to get full site plan approval. Mr. Kuhn's wrote a letter and Mr. Rouse stated that all of the comments were doable. One of the items was related to parking and Mr. Rouse stated giving two parking spaces up for landscape related items was fine. Mr. Rouse then discussed variances previously approved and the proposed variances (parking spaces and parking set back of the newly dedicated road) going before the Board of Zoning Appeals on February 21. Mr. Rouse then went into detail about the dedicated road the Township would like. He stated that Chick-fil-a is committed to this and Kohl's has agreed to a County road through there. Mr. Rouse mentioned an email he was handed as he walked into the meeting. The email was from the County and Mr. Rouse will attend to it.

Mr. Black mentioned the letter from Feller Finch and there was discussion over landscape requirements. Mr. Rouse stated they will be accommodating and they will not seek variance on this. Mr. Black stated he spoke to Dave Kuhn last week and he felt all these issues [in the letter] have been or will be taken care of.

Mr. Black asked if the other Commission members had any comments. Mr. Schaller inquired about the parking requirements from Kohl's. Mr. Rouse stated there was a variance request and they were granted that a few months. Mr. Black asked about the sign variance and Mr. Rouse said that was a deal breaker for Kohl's. Mr. Black clarified that Mr. Rouse had gone before the Board of Zoning Appeals twice before and have variances approved.

Mr. Hanna referenced Mr. Kuhn's letter and asked if there would be a revised letter. Mr. Black stated that the Township will get another letter from Mr. Kuhn closing all these items.

Mr. Black brought up the email from the Wood County Engineer's office and Mr. Rouse stated he has had a few minutes to look it over. Discussion over this email and the items in it ensued; much discussion over sewer/water issue. Mr. Rouse stated Chick-fil-A was tying into Kohl's system for onsite storm concerns. Discussion then shifted to a curb located over the storm drain. Mr. Black stated the email indicated the Wood County Engineer believes it will be built like that. Mr. Rouse referenced the drawings and brought them up to the Board; he explained the drawings related to the curb and man holes. Mr. Rouse stated he had put in many calls to the County with no return calls so he went with what is done in many other communities. As of right now the storm drain is underneath the curb but it doesn't have to be. Discussion ensued between Mr. Schaller and Mr. Rouse related to positive drainage and the grades for the area.

Mr. Black asked if any of the Board members had concerned with extending the road. Mr. Schaller wondered how the road would hold up with more traffic as opposed to the original parking lot it was intended for but with 9" of asphalt over 4" of stone that is an extremely heavy pavement section. Mr. Schaller mentioned the traffic control and how that would be affected in the future with the dedicated road but believes it will be addressed at that time.

Mr. Black mentioned the Wood County Engineer letter and Mr. Rouse will need to address them. Mr. Black asked if it would be alright to defer the approval until next month until all the information is brought forward. Mr. Rouse asked if it would be alright to get a conditional approval. The Board thought this was alright. Mr. Hanna made a motion to conditionally approve the Site Plan contingent upon Wood County Engineer's response and Mr. Kuhn's response. Mrs. Warnimont mentioned the Board of Zoning Appeals and the motion was revised to include the results of the Board of Zoning Appeals. ***Mr. Hanna made a motion to conditionally approve the Site Plan contingent upon Wood County Engineer's response, Mr. Kuhn's response, and the results of the Board of Zoning Appeals with Mr. Kelsey seconding the motion. YES- Mr. Hanna, Mr. Kelsey, Mr. Schaller, Mrs. Warnimont, and Mr. Black. Motion carried.***

Discussion amongst the members ensued.

Mr. Black asked Ms. Violi if there was anything else to bring up. Ms. Violi stated there wasn't but expressed her gratitude for the Board's patience through this transition while Mr. Garn is out. Mr. Black expressed his appreciation for the email correspondence and this also gives the members a way to communicate over the issues. Ms. Violi stated the only thing that has come up is going forward with the Comfort Suite plans which the Board approved a while ago. Ms. Violi had spoken to Mr. Black and gotten everything straight so there might be construction with that soon. Mrs. Warnimont asked if there was a time limit and Mr. Black stated there wasn't.

Mr. Black stated that they will plan on meeting on March 12 and asked Ms. Violi when she will be getting the minutes out. Ms. Violi said that theoretically she could get them out by tomorrow (2.14) or Wednesday (2.15) at the latest. Mr. Black stated that the sooner the better as it is easier to remember what happened in the meeting. The Board stated they appreciated the abbreviated version.

Mr. Black asked if the other Commission members had any comments or issues to discuss. The Commission members stated they didn't.

Mr. Black asked if there was a motion to adjourn the. ***Mr. Schaller made a motion to adjourn with Mrs. Warnimont seconding the motion.*** Mr. Black asked all those in favor to say aye. All members present said aye. Mr. Black asked all those opposed. No one was opposed. Motion carried.

Respectfully submitted,

Rosanna Violi