



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 **March 12, 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. Kelsey seconding the motion.*** Mr. Black asked Ms. Violi to take a vote on that motion. *YES- Mr. Schaller, Mr. Kelsey, Mrs. Warnimont, Mr. Hanna, and Mr. Black. Motion carried.*

Mr. Black asked if there was a motion to approve the Regular Meeting minutes from February 13, 2012. ***Mr. Hanna made a motion to approve the minutes with Mrs. Warnimont seconding the motion.*** *YES- Mr. Hanna, Mrs. Warnimont, Mr. Schaller, Mr. Kelsey, and Mr. Black.. Motion carried.*

Mr. Black stated there were no members of the general public who had items to bring forth and went straight into the **Major Amendment Site Plan Review SPR 2012-01**. Mr. Jeff Ruch with EAS Engineers 5353 Secor Road Toledo spoke on behalf of the FedEx Ground site plan. Mr. Ruch stated he had received letters with comments from Keith Feeney and Dave Kuhn stating some reservations on the original site plan. Mr. Ruch stated he addressed the comments and submitted revised plans and the plans were in front of the Zoning Commission members. Mr. Ruch stated that most of the reservations in the letters were just housekeeping items but he mentioned two specific changes to the design. The first change was adding one (1) fire hydrant in Area D per Keith Feeney's request making sure all fire hydrants were all 300 feet apart. For this to happen one (1) fire hydrant was relocated and one additional fire hydrant was added. Mr. Ruch stated Keith Feeney had written a letter indicated this change was sufficient to him. The second issue addressed by Mr. Ruch was the landscape plan and they added additional trees per Mr. Kuhn's comments.

Mr. Black asked if Mr. Ruch's revised site plan complied with all 14 of Dave Kuhn's comments. Mr. Ruch stated that it was in compliance. Mr. Black also reference Mr. Feeney's letter indicating the fire hydrants were approved. Mr. Black brought up another issue that is an ongoing periodic obstruction. Mr. Jack Hilbert (attorney for FedEx Ground) interjected and stated he had spoken to Tim Wadas and they understand the concern in that area. The reason for adding the parking in Area D was to alleviate some of the parking issues. FedEx Ground is prepared to agree as part of the approval to a no parking sign in

front of the pump station. Mr. Ruch can draw it in the drawing and they will initial the drawing. Mr. Black stated that would be perfect and asked if Mr. Feeney was okay with it and Mr. Feeney was in agreement. Mr. Hanna asked if that was on the letter and Mr. Black stated this came up right before the meeting.

Mrs. Warnimont made a motion to approve the Major Amendment Site Plan Review SPR 2012-01 contingent upon compliance with Feller Finch's approval of revised site plan related to the issues brought up in the March 7, 2012 letter as well as adding the no parking sign in front of the pump house. Mr. Hanna seconded the motion. YES- Mrs. Warnimont, Mr. Hanna, Mr. Schaller, Mr. Kelsey, and Mr. Black. Motion carried.

Next item on the agenda was the Zoning Map. Mr. Black stated it was brought to their attention they had not made a formal motion to approve the map. Mr. Black asked Ms. Violi about the dates on the map. Ms. Violi went into details about the two dates. These are the dates Mr. Garn had asked Dan McCall at Feller Finch to include. Ms. Violi was unsure of the reasons as she has not been able to discuss it with Mr. Garn. Ms. Violi went into further discussion about the changes on the map; again she has not been able to speak to Grant for specific detail changes. Ms. Violi assumes there is a list since the changes were submitted to Feller Finch to make a new map. Ms. Violi will touch base with Mr. Garn and find the list of changes to the November 2011 map. Mrs. Warnimont stated that if there were more changes they could approve it again. Ms. Violi stated that Mr. Steiner at Wood County Planning highly recommends approving a new map with every change even if it is not mandatory. Mr. Hanna stated that it was prudent to know what the changes are. More discussed ensued over complying a list of changes. Mr. Black asked if there was a motion to approve the updated Zoning Map. ***Mrs. Warnimont made a motion to approve the updated Zoning Map with Mr. Schaller seconding the motion. YES- Mrs. Warnimont, Mr. Schaller, Mr. Kelsey, Mr. Hanna, and Mr. Black. Motion carried.***

Mr. Black mentioned the letter from TMACOG regarding a workshop March 30. None of the members are able to attend it.

Mr. Black brought up that Mr. Garn had called him and let him know he is back. He will be back in the office for two (2) hours in the morning and two (2) hours in the afternoon. Mr. Black stated Mr. Garn sounded strong and has come back from a long road.

Mr. Black asked Ms. Violi if there was anything else to bring up. Ms. Violi stated when she came back from Columbus that afternoon there was a letter on her desk from Dave Kuhn regarding the Chick-fil-A site plan. The letter addressed the concerns from last month's meeting. Ms. Violi stated she has not been able to get a hold of Mr. Kuhn to see if he sent it to Gary Rouse as the letter was addressed to the Township. Mr. Black asked if they would be on the agenda for next month and Ms. Violi stated that the approval last month was contingent on Chick-fil-a complying with the comments and recommendations from Mr. Kuhn.

Mr. Black asked if there was anything else on the horizon. Ms. Violi stated that nothing had come forth. The individuals at Speedway called and asked about the Circle K on 795 and

rumors they had heard about that property but other than that no other plans submitted.

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. Kelsey made a motion to adjourn at 6:17 p.m. with Mr. Schaller 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