



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

August 13, 2012

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

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

Members absent: Mr. Benavides and Mr. Normand

Mr. Black asked for a motion to approve the agenda. ***Mr. Hanna made a motion, to approve the agenda, with Mr. Kelsey seconding the motion.*** Mr. Black asked Mr. Garn to take a roll call on that motion. *YES- Mr. Hanna, Mr. Kelsey, Mrs. Warnimont, Mr. Schaller and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from July 16, 2012. ***Mrs. Warnimont made a motion, to approve the minutes, with Mr. Schaller seconding the motion.*** Mr. Black asked Mr. Garn to take a vote on that motion *YES- Mrs. Warnimont, Mr. Schaller, Mr. Hanna, Mr. Kelsey, and Mr. Black. Motion carried.*

Mr. Black stated the next item on the agenda was Zoning Change Application No. ZC 2012-01. Mr. Black stated the Zoning Commission received a letter from Mr. George Oravec who is representing the applicant. Mr. Oravec is asking for a continuation as his father in law passed away. Mr. Black stated the Zoning Commission is considering making the next hearing in two weeks, on August 27. Mr. Black asked if there was a motion to continue Public Hearing for Zoning Change Application No ZC 2012-01 and set the next meeting for August 27 at 6:00 p.m. ***Mr. Hanna made a motion, to continue the Public Hearing and set the date for the meeting on August 27, with Mr. Kelsey seconding the motion.*** Mr. Black asked Mr. Garn to take a vote on that motion *YES- Mr. Hanna, Mr. Kelsey, Mr. Schaller, Mrs. Warnimont and Mr. Black. Motion carried.*

Mr. Black went on to the next item on the agenda, Site Plan Review SPR- 2012-01, which will need to be continued as well. ***Mr. Hanna made a motion, to continue Site Plan Review SPR-2012-01 and set the date for the meeting on August 27, with Mr. Kelsey seconding the motion.*** Mr. Black asked Mr. Garn to take a vote on that motion. *YES- Mr. Hanna, Mr. Kelsey, Mrs. Warnimont, Mr. Schaller, and Mr. Black. Motion carried.*

Mr. Black opened to floor to public comments. A women in the audience asked Mr. Black if individuals spoke that evening would they have to come back in two weeks to speak again. Mr. Black stated technically that evening was not a public hearing but the Zoning Commission wanted to give the public the opportunity to make any comments. Mr. Schaller went on and stated they would like to get a sense of what the individuals were thinking.

Mary Gorka, 26800 Heatherford, stated she was at the meeting Mr. Oravec held for the neighbors in Oakmont. Mrs. Gorka stated at that meeting she asked Mr. Oravec what the difference between condos and villas was and why he couldn't put those in place of the apartments. She went on to state Mr. Oravec explained about the condos but didn't say anything about the villas. Mrs. Gorka asked the Zoning Commission if there was a difference between condos and villas. Mr. Black stated he believed those were just terms. He went on to discuss the difference between condominium and rental is ownership vs. renting. Mrs. Gorka stated she has a friend who lives in the villas off Eckel Junction [Stone Gate Villas] and this friend owns the whole unit (outside and inside). Mrs. Gorka stated Mr. Oravec explained condos were only owned in the inside by the occupant and the outside is owned by a company. Mr. Black stated he was aware it was only a moniker difference. Mr. Schaller stated an individual can own a villa but the proposed units will be similar in design but they will be rentals. More discussion ensued and Mr. Black commented that specific questions related to this issue should be deferred until Mr. Oravec was present.

Ms. Julie Danko, 26850 Heatherford, discussed her concern in potential drop of property values because the proposed units are apartments. While this may not preclude her from selling her house in the future she stated this could give an individual pause when looking to buy in the neighborhood and apartments are located in the backyard. Ms. Danko expressed her understanding of the company's concern that people are currently not buying property right now but personally doesn't believe their economic concerns are any more important than hers. Secondly, Ms. Danko discussed the issue of long term maintenance and aesthetics of the proposed units. She believes if the owner doesn't live there they may not have a vested interest in upkeep of the property. Then, Ms. Danko stated she found many of her neighbors, who are younger couples, expressed the biggest concerns with the proposed apartments. Finally, Ms. Danko expressed the concern of the zoning; fifteen years ago it originally was zoned single family and now it has changed.

Mrs. Pamela Woznicki, 26638 Brentfield, spoke about how she echoed many of Julie's sentiments. Mrs. Woznicki presented a letter, which is signed by individuals in the neighborhood, illustrating exactly what is proposed. Mrs. Woznicki stated only one person believed it wouldn't make a difference but all the rest of the signatures want the single family homes. Mr. Black stated they would like a copy of the letter. Mr. Schaller asked for calcification on the signatures; Mrs. Woznicki stated the signatures were from individuals in Oakmont.

Mr. Jeremy Evans, 26890 Heatherford, expressed his concerns. His property backs up directly to where the proposed units would be constructed. He stated he and his wife would never have moved in if the units had been there when they were looking to move into the neighborhood. Mr. Evans expressed his fear that the proposed units would become low income housing and he does not want that in his backyard.

Mr. Warren Schlievert, 26970 Heatherford, recommended that the Zoning Commission speak to Mr. Mitchell and ask him to send a substitute as this is already the second postponement. Further, Mr. Schlievert asked if the proposed units would be one story; Mr. Black confirmed they would be one story. Finally Mr. Schlievert discussed how other units

in the area are not selling and the reasons for this.

Ms. Mary Lee Kovarik, 26824 Heatherford, discussed her confusion over what will be done with Kenhurst Drive. Ms. Kovarik stated that, according to what was said at the meeting Mr. Oravec held, opening Kenhurst could pull the plug on the whole deal. The Zoning Commission stated the plans show Kenhurst will stay the way it current is.

Mr. Black went into detail about Wood County Planning Commission and their recommendation back in July. Zoning Commission stated once they have a recommendation it will go to the Trustees for another public hearing where there will be a final vote.

Mrs. Susan Riegger, 9577 Woodleigh, stated most people who spoke on this issue directly back up to the proposed units. She lives in a different part of Oakmont and her fears are the same as those who live on Heatherford.

Mr. Black thanked everyone for coming and reminded them the meeting will be held in two weeks on August 27. Mr. Kelsey reminded everyone the Trustees have the final say. The Trustee public hearing will be set after the recommendation has been sent by the Zoning Commission who take everything into consideration (Wood County Planning Commission recommendation, public comments, etc.). Trustees will receive the Zoning Commission recommendation on September 5. Discussion ensued over procedure.

Mr. Black went onto the next item on the agenda which was the Zoning Resolution update. Mr. Garn stated there was approval on setting aside money to make the changes. Discussion ensued over modifications to be made. Further discussion centered on issues such as the potential expansion of Kohl's parking and sidewalks in subdivisions.

Mr. Black asked if there was a motion to adjourn the meeting. **Mr. Schaller made a motion to adjourn at 6:29 p.m. 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