



Zoning Commission
Perrysburg Township, *Established 1823*
26609 Lime City Road Perrysburg, Ohio 43551
Phone: 419.872.8861 Fax: 419.872.8889
www.perrysburgtownship.us

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

July 16, 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. Schaller 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. Schaller, Mr. Kelsey, Mr. Hanna, Mrs. Warnimont, and Mr. Black. Motion carried.*

Mr. Black asked if there was a motion to approve the meeting minutes from June 11, 2012. ***Mrs. Warnimont made a motion, to approve the minutes, with Mr. Hanna seconding the motion.*** Mr. Black asked Mr. Garn to take a vote on that motion *YES- Mrs. Warnimont, Mr. Hanna, Mr. Kelsey, Mr. Schaller, and Mr. Black. Motion carried.*

Mr. Black stated the next item on the agenda was a Public Hearing for Zoning Change Application No. ZC 2012-01 and asked if there was a spokesman for the applicant. Mr. George Oravec introduced himself as the engineer for the Redwood Development Corp. He stated he received comments at 4:00 p.m. that afternoon [July 16] from Mr. Nusser, the individual who reviewed the plans on behalf of the Township. Mr. Oravec has not had the opportunity to do the necessary calculations Mr. Nusser is requesting; the majority of the comments deal with construction plans. Mr. Oravec stated the engineer, from his company who is working on this project, is dealing with a family matter and has not been able to get the plans to Mr. Nusser in a timely fashion. Therefore, Mr. Oravec requested that this item and the next item on the agenda be continued until next month's meeting. Mr. Oravec is sure that a majority of the issues from Mr. Nusser's comments can be resolved with simply a face to face discussion. Continuing the meeting until next month will also give Mr. Oravec the opportunity to contact the residents who attended the meeting and set up a time, at the French Quarter, to discuss their concerns.

Mr. Rick Cole, 26928 Heatherford, came up and spoke. Mr. Cole made it known that Mr. Nusser was not at the meeting and would discuss things with Mr. Oravec that affects the residents. He continued and discussed how the development first originally was laid out. The original plan included single family homes; which would add to the community and be one theme in the whole area. However the change to multifamily units in his backyard is not something he would like to see. Mr. Cole stated he did not like that Mr. Nusser would be making decisions for the residents. Mr. Cole stated he would like to see single family

homes as promised 10 years ago. Mr. Cole continued on and discussed about how changes were made to the plans without laying out the plans to the residents. Mr. Cole stated the resident's concerns need to mean something now and more talking should happen before building occurs.

Mr. Paul DeWitt, 9654 Charlemont, President of the Oakmont Homeowner's Association spoke next. Mr. DeWitt stated he has a pretty good idea of what is being proposed in this project. He contacted all the homeowner's he had email address for which was 160 people. Mr. DeWitt stated that he received 35 responses and all of them stated they did not want the building to happen; Mr. DeWitt concurs. He continued and stated the construction is a money grab. They would like to put as many bodies as possible to make as much money as possible. Mr. DeWitt stated there will be decent residents right out of the gate with the new units. However over time it will be a transient population with no ownership in the community. Mr. DeWitt just wanted to make it clear that they are opposed to the proposed construction and would like it to stay as it was proposed years ago.

Mr. Dave Bogstad, 26904 Heatherford, came up and spoke. Mr. Bogstad stated he is a P.E. and has built many things around the world. Mr. Bogstad stated that in the past there have been presentations at French Quarter and plans were presented. He believes many changes were made to the layouts and the residents were not informed of the changes. He continued with discussion of the area (i.e. noise because of businesses, through road in front of Tuffy Muffler, etc). Mr. Bogstad then centered on increased traffic in the area. He stressed the importance of the traffic problems. Finally Mr. Bogstad stated he would like to see plans that are actually built.

Mr. Black asked if there was a motion to continue Public Hearing for Zoning Change Application No ZC 2012-01 until the next meeting. ***Mrs. Warnimont made a motion, to continue the Public Hearing until the August meeting, with Mr. Hanna seconding the motion.*** Mr. Black asked Mr. Garn to take a vote on that motion ***YES- Mrs. Warnimont, Mr. Hanna, Mr. Kelsey, Mr. Schaller, and Mr. Black. Motion carried.***

Mr. Black informed the public that the hearing will be continued on the second Monday in August. He then stated that the Zoning Commission would give a recommendation to the Board of Trustees who will then have a public hearing. Mr. Black also stated the Wood County Planning Commission met and recommended approval of the project. A member of the audience asked if that carried weight with the Zoning Commission and Mr. Black stated it was a consideration of theirs. Mr. Black was interrupted by a member of the audience who was asked to go to the podium to state her comments. Mrs. Sharon Gross, 26812 Heatherford, stated this was a way to move Toledo trash to Perrysburg. She continued and stated this was already occurring as there is Toledo trash in a rental property a few doors down from her. Bringing these apartments will really bring trash from Toledo.

Ms. Julie Danko, 26850 Heatherford, asked for clarification. She asked if the residents should have gone to Wood County Planning Commission first. Mr. Black stated they could attend and went into detail about the process.

Mr. Bogstad spoke again. He asked if the residents could get a list of the members of the Wood County Planning Commission. Mr. Black asked Mr. Garn if he could provide it. It was decided Ms. Violi would compile the names and send it along. Mr. Black thanked all the residents for attending the meeting.

Mr. Black went on to the next item on the agenda, Site Plan Review SPR- 2012-01, which Mr. Oravec asked to continue next month. **Mr. Schaller made a motion, to continue Site Plan Review SPR-2012-01 until the August 2012 meeting, with Mr. Kelsey seconding the motion.** Mr. Black asked Mr. Garn to take a vote on that motion. YES- Mr. Schaller, Mr. Kelsey, Mr. Hanna, Mrs. Warnimont, and Mr. Black. Motion carried.

Mr. Black asked Mr. Oravec if he would proceed with the Board of Zoning Appeals on July 17 and Mr. Oravec stated he will proceed with asking for the variance on the setback.

Mr. Black went onto the next item on the agenda which was proposed changes to the Zoning Resolution. Mr. Garn stated there were 40 or so changes (typos, better definitions, etc). Mr. Black asked if Mr. Garn is proposing to put the changes in italics so the Zoning Commission can see the changes. **Mr. Black made a motion, to request the Township Trustees to set aside funds for an outside consultant to make the changes, with Mr. Kelsey seconding the motion.** Mr. Black asked Mr. Garn to take a vote on that motion. YES- Mr. Black, Mr. Kelsey, Mr. Hanna, Mrs. Warnimont, and Mr. Schaller. Motion carried.

Mr. Black asked if there was a motion to adjourn the meeting. **Mrs. Warnimont made a motion to adjourn at 6:24 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