



**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*

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## **Zoning Commission Meeting Minutes** **June 11, 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. ***Mrs. Warnimont made a motion to approve the agenda with Mr. Kelsey seconding the motion.*** Mr. Schaller mentioned the public hearing (item II on agenda). Mr. Black stated there will be no public meeting so item II will be deleted. Mr. Black asked Mr. Garn to take a roll call on the amended motion. ***YES- Mrs. Warnimont, Mr. Kelsey, Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried.***

Mr. Black asked for a motion to approve the meeting minutes from May 14, 2012. Mrs. Warnimont mentioned one change to be made. Mr. Garn's name was mistakenly typed where Mrs. Warnimont's name should have gone. ***Mr. Hanna made a motion to approve the minutes with the change and Mrs. Warnimont seconded the motion.*** Mr. Black asked Mr. Garn to take a vote on that motion ***YES- Mr. Hanna, Mrs. Warnimont, Mr. Kelsey and Mr. Black. ABSTAIN- Mr. Schaller. Motion carried.***

Mr. Black asked if there was anyone from the general public who would like to make any statements and also indicated there were Boy Scouts in the audience. A gentleman associated with the scouts, who did not introduce himself until later in the meeting, stated they were there as part of a merit badge.

Mr. Black moved to the next item on the agenda: Waterford PUD-R Amendment-Major/Minor. Mr. Black asked the applicants to come forward; Susan and George Gusses of 30248 Waterford introduced themselves. Mr. Gusses stated they would like to put a pergola over a deck that is subject to a lot of sunlight. Mrs. Gusses stated the deck is on property leased by the Homeowner's Association. Mr. Black asked if there were comments, hearing none he asked for a motion. ***Mr. Black made a motion to make this a minor change with Mrs. Warnimont seconding the motion.*** Mr. Black asked if there was any discussion, hearing none he asked Mr. Garn to take roll call. ***YES- Mr. Black, Mrs. Warnimont, Mr. Kelsey, Mr. Hanna, and Mr. Schaller. Motion Carried.***

Next item on the agenda was Waterford PUD-R Amendment- Major/Minor, Michael Morant of 30179 Waterford. Mr. Black asked if there was someone to speak on this item; James Moline, the builder, came forward. Mr. Moline, of Sylvania, discussed the addition of a proposed garage. Discussion then ensued over lease documentation. Mr. Black stated the papers in front of them do not indicate Mr. Moline has a right to be on the property. The

Zoning Commission indicated to Mr. Moline he would need to get a recorded document illustrating there is a legal right to build on that property before a decision can be made. Discussion then centered on dimensions of the proposed garage including reference drawings Mr. Garn had passed around. Mr. Black asked if there was a motion. **Mr. Schaller made a motion to approve this as a minor amendment to the PUD subject to Mr. Garn receiving the recorded documents showing there is a lease on the property and Mr. Hanna seconded the motion.** Mr. Black asked if there was any further discussion, hearing none he asked Mr. Garn to take a vote. *YES- Mr. Schaller, Mr. Hanna, Mr. Kelsey, Mrs. Warnimont, and Mr. Black. Motion Carried.*

Next item on the agenda was a Major Amendment to Woodmont Plat 5. Mr. George Oravec, consulting engineer for Redwood Development Corporation, went up and spoke on this item. The proposition is to take an area that had 15 lots in the Woodmont development and utilize that land, which backs up to Lowe's Home Improvement Store and Kohl's Store, for multi-family units. Mr. Oravec then referenced drawings and illustrated to the Zoning Commission the proposed area; Mr. Oravec discussed the drawings and proposed work in detail. **Mr. Oravec discussed the reasons behind Mr. Mitchell approaching Mr. Retz about purchasing a particular area. The reasons were twofold. First, the gas line runs through a specific area (Mr. Oravec illustrated to the Zoning Commission) and the gas company is reluctant to grant the four driveway permits because the houses would be built on the opposite side of the gas line. Mr. Black asked Mr. Oravec who he has been dealing with at gas company. Mr. Oravec told Mr. Black he would get the contact information for him. More discussion ensued about proposed construction. Time was spent on density and amount of units; now proposed 38 apartment units but overall density is 17 less than what was approved previously. Mr. Oravec stated there would be a very very intense landscape buffer along the Oakmont development as well as an intense buffer of backing up to both the Lowe's and Kohl's.** Since configurations of a couple of lots have changed, Mr. Oravec is asking for a major amendment. **If the Zoning Commission recommended this amendment it would go before the Wood County Planning Commission. Mr. Black then stated it if went well there it would be a public hearing for the Zoning Commission next month. Mr. Black asked Mr. Oravec what intensive landscaping meant. Mr. Oravec stated the plan is being planned by the same gentleman who did another area in Woodmont. Mr. Oravec informed the Zoning Commission that the landscaping plan would include lots of evergreen and fir trees but he did not have an exact number until he sees the plan.** Mr. Black mentioned the neighbors in Oakmont who had thought the land would be single family. Mr. Black stressed the intensive landscape and he will focus on this aspect next month. Then Mr. Paul DeWitt 9654 Charlemont, President Oakmont Homeowner's Association, spoke. Mr. DeWitt discussed increase traffic in the area and commended Mr. Black about the intensive landscape comments. Mr. DeWitt wanted to reiterate how the neighborhood likes to take care of itself. Mr. Black stated that next month will be a public hearing and invited Mr. DeWitt back. Next, Mr. Black asked for a motion. **Mrs. Warnimont made a motion to approve this as a major amendment to the Woodmont Plat 5 PUD-R with Mr. Schaller seconding the motion.** Mr. Black asked if there was any other discussion, hearing none he asked Mr. Garn to take a vote. *YES- Mrs. Warnimont, Mr. Schaller, Mr. Kelsey, Mr. Hanna, and Mr. Black. Motion Carried.*

Mr. Oravec asked specifics about setbacks and wanted to know if he needed to go before the Board of Zoning Appeals. It was decided he will need to go before that board.

Clarification on the next Wood County Planning Commission and Perrysburg Township Zoning Commission meetings was discussed. They will be July 10 and July 16, respectively.

Next item on the agenda was discussion of possible changes to the Zoning Resolution. Mr. Garn discussed there will be about 30 or more changes. Many of them are small changes and some will be unusual things Mr. Garn will need to spend more time on. Mr. Garn will photocopy the pages where changes will need to be made and pass it along to the Zoning Commission for review. Mr. Garn discussed a few of the areas which will need more in depth review. Mr. Black asked Mr. Garn to have things prepared so the Zoning Commission can take action in August.

Mr. Garn then brought up meeting minutes and what is approved by the Zoning Commission. Mr. Black asked if Mr. Garn talked to council and Mr. Garn stated he didn't talk to council because he talked to Mrs. Haar. Mr. Garn stated that what is written down in the minutes is what is approved and the tape is not approved. Mr. Garn stated that previously the minutes were verbatim but now they are not; this could come into play if someone were to come in and question them. Mr. Black stated that the motions need to be exactly what was approved. Mr. Garn stated there are certain things which should be in the minutes. Mr. Schaller stated things that are stated over and over will be caught; it is the little things that might not be caught. Mr. Schaller asked if the Zoning Commission can approve both the minutes and the tape. Mr. Garn stated he talked to an attorney who is head of the BZA about looking into it. Mr. Black mentioned that each member of the Zoning Commission should keep track of what they feel is important so when they read the minutes those items are included.

Mr. Black asked if there was any more discussion; there was none. Mr. Black asked if there was a motion to adjourn the meeting. **Mr. Kelsey 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