



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

October 9, 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. Hanna, and Mr. Normand

Members absent: Mr. Kelsey and Mr. Benavides

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

Mr. Black asked for a motion to approve the meeting minutes from September 10, 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. Normand, and Mr. Black. ABSTAIN: Mr. Schaller. Motion carried.*

Mr. Black went onto the next item on the agenda: Zoning Change Application No. ZC 2012-02. Mr. Black asked all those in the audience, who wished to speak, to please stand and be sworn in.

John (Jack) W. Hilbert II attorney from Shumaker, Loop, & Kendrick, representing FedEx Ground Package System, Inc. brought in an application from them to have this property rezoned. This property (P57-300-340401025000) is land locked; Mr. Hilbert presented drawings to show the location of the property. The property is presently zoned A-1 (Agricultural District). They would like to have it rezoned I-2 (General Industrial). They believe the proposed use as an expansion of the triples pad is consistent with the land plan as well as with the zoning in the City of Rossford (existing triples pad is located in Rossford). Mr. Hilbert stated that the Wood County Planning Commission approved this zoning change. Mr. Black asked about the access easement and Mr. Hilbert illustrated where the easement was located on the property FedEx already owns. Mr. Hilbert stated that under real estate law when two parcels are owned by the same party the easement is extinguished by the doctrine of merger. Mr. Hanna asked about the future of the project. Mr. Hilbert stated that it would be two to three years before a site plan approval. However, as a condition of buying the property they would like to know that the parcel has been rezoned so it can be used. Mr. Black asked about the doctrine of merger and Mr. Hilbert went into detail about how it is consistent with real estate law in general.

Mr. Karl Belbaugh, 9151 Mandell Road, asked why only three people were notified about

this changed. Mr. Garn stated that as part of the zoning application from FedEx contained six neighbors who were notified; these neighbors are contiguous to the property. Mr. Garn read the list of the neighbors who received a notification. Mr. Hilbert stated that under the Zoning Resolution the correct property owners were notified. Mr. Black asked if they will annex this into the City of Rossford. Mr. Hilbert stated that they hoped to stay in Perrysburg Township and are very committed to being good neighbors. Mr. Black asked if there was a motion to approve this zoning change. **Mr. Schaller made a motion to approve the zoning change from A-1 to I-2, with Mr. Hanna seconding the motion.** Mr. Black asked if there was any further discussion and with none asked Mr. Garn to take a vote on that motion *YES- Mr. Schaller, Mr. Hanna, Mr. Normand, and Mr. Black. ABSTAIN: Mrs. Warnimont. Motion carried.*

Mr. Hilbert asked if they would be on the November 7th Trustee Meeting and Mr. Garn stated that he had no idea as he has to write a letter and then the Trustees would make that decision.

Mr. Black asked if there was anyone in the audience who wished to make any statements; there were none.

Mr. Black moved onto the next item on the agenda: Site Plan Review SPR-2012-01. George Oravec, consulting engineer for the Redwood Development Corporation, 2807 West Cork Road, went up to speak on this Site Plan. Mr. Oravec stated that the Perrysburg Township Trustees approved the Site Plan for the major change to the PUD for this particular project. Mr. Oravec stated that the construction plans have been approved by: Township engineer, Township Fire Department, Wood County engineer, Northwestern Water and Sewer, and the City of Perrysburg. Mr. Oravec stated there were two requirements from the Township Trustees. First, Mr. Mitchell must put \$5,000 in an escrow account with the Township to ensure that there was money to pay for the electrical component for the pump station; Mr. Mitchell has subsequently deposited the money. Secondly, there was a concern that the trees on the west and south property lines were too close together. Mr. Britten recommended that there would be 15 feet on center but the intermediate trees and bushes be spaced in between there so the cover would not be lost between Oakmont subdivision and Basswood road extension. Mr. Oravec presented renderings of the landscaping changes to show the screening would be the same.

Then Mr. Oravec went into detail about the pump station on Thompson Road and Mr. Mike Feltcamp's sump pump which ran continuously; the problem was investigated. The water from the pond was following the bedding of the storm sewer and the sanitary sewer. This got into Mr. Feltcamp's footer tile and caused the sump pump to come on every 30 seconds. They took care of this issue by excavating Mr. Feltcamp's front yard and took care of all the issues; there will be a monitor on the sump pump until January. Mr. Oravec presented an email from Mr. Feltcamp stating his gratitude.

Mr. Oravec went into detail about the problem with the pump station. Mr. Oravec stated that there must have been rain with electricity, thunder and lightning. The current passed into the pump station and destroyed the circuit for pump 1. On October 23 there will be a

new electrical circuit shipped until then the primary pump is pump 2. Mr. Oravec also stated that they contacted the Wood County Engineer office about taking over maintenance of the pump station. However, Mr. Huber and Mr. Musteric did not have enough time to make a decision to send the data to the Wood County Prosecutor to review the easement instrument and the document allowing just The Lakes of Woodmont and Barrington Place to pay the maintenance fee. Mr. Oravec is proposing that these two apartment complexes divide the bill. Mr. Oravec stated this issue is still a work in progress.

Mr. Black asked for a landscaping sheet with the minimum size and height of the bushes and that they will be permanently irrigated. Mr. Oravec stated he can have that done by the weekend.

Mrs. Warnimont asked if anything can be done to prevent lightening damage in the future. Mr. Oravec stated it was a one in a million deal. However, Mr. Oravec stated they would be willing to purchase an additional pump and are in discussion with the County Engineer office about this.

Mr. Garn asked about the sidewalks. Mr. Oravec stated sidewalks were not required in The Lakes of Woodmont along Woodmont Drive and not required for first phase of Barrington Place. Mr. Oravec did include sidewalks on the west side for this phase. However if it becomes a condition of the approval it will be done.

Mr. Black asked if there was a motion to approve the site plan with the subject of change with sidewalks on both sides of Woodmont Drive. ***Mrs. Warnimont made a motion to approve Site Plan SPR 2012-01 with the condition of sidewalks on both sides of Woodmont Drive, with Mr. Schaller seconding the motion.*** Mr. Black asked if there was any further discussion and with none asked Mr. Garn to take a vote on that motion ***YES- Mrs. Warnimont, Mr. Schaller, Mr. Hanna, Mr. Normand, and Mr. Black. Motion carried.***

Mr. Black asked about the Kohl's parking lot update. Mr. Garn stated he has an updated stormwater plans. Mr. Garn stated this would be a minor change because even though they are adding parking spaces they are adding over and above the requirement. Mr. Garn would like Kohl's to reimburse the Township for making sure the stormwater calculations are accurate.

Mr. Black asked about the Zoning Resolution update. Mr. Garn stated that he and Mr. Kuhn have gone through the whole list and Feller Finch is working on the updates. Mr. Black asked if the sunset provision was added. Mr. Garn stated they had discussed it. Mr. Garn stated the Trustees would like five years but the Zoning Commission believes that is a long time. Zoning Commission realize the Trustees have the final decision on the specifications in the Zoning Resolution. Mr. Black asked if there would be a rough draft in writing at the next meeting and Mr. Garn stated he hoped so.

Mr. Black asked if there was an update on ABC Auction. Mr. Garn stated they had not gotten back to him.

Mr. Black asked for an update on the Speedway project. Mr. Garn stated he has been in contact with them and they are trying to negotiate purchasing more land for the project.

Mr. Schaller asked if the corner of Route 25 and Eckel Junction was all in the City of Perrysburg. Mr. Garn confirmed it was all in the City.

Mr. Black asked if there was a motion to adjourn the meeting. ***Mr. Schaller made a motion to adjourn, with Mr. Normand 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