



**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**

### **September 10, 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, Mr. Hanna, and Mr. Benavides

Members absent: Mr. Schaller 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, Mr. Benavides, Mrs. Warnimont, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from August 27, 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, and Mr. Black. ABSTAIN: Mr. Benavides. Motion carried.*

Mr. Black stated no one was in the audience and moved to the next item on the agenda: Amendment to Approved Site Plan: Comfort Suites, 27450 Helen Drive. Mr. Garn went into detail on how he issued a zoning certificate. This site plan was approved a number of years ago but nothing was done; there is nothing in the Zoning Resolution about length of time for approved site plans. Mr. Garn stated the Board of Zoning Appeals approved aspects of the application a few years ago and the applicant has not changed anything related to those things. Mr. Black stated in the future the Zoning Resolution maybe should have a sunset provision. Further, maybe there should be an automatic extension (six months) an applicant can apply for but would have to apply for it prior to the 12 month expiration. Mr. Black stated it could be an administrative extension (i.e. Mr. Garn could extend it himself). Discussion then centered on how zoning resolutions could change in between approved site plan and actual construction.

Mr. Garn then went on to the next item on the agenda: ABC Auto Auction and their approved site plan. It is similar to Comfort Suites as in they never went through with the approved plans. Currently, ABC Auction is looking into submitting a site plan. Mr. Garn stated he had no idea what they will turn in.

Next, Mr. Garn discussed how Kohl's is looking into expanding their parking in a certain area. Mr. Garn stated it was an interesting situation because they have already been approved for a certain amount. Mr. Black asked if Kohl's stormwater goes back through

Woodmont; Mr. Garn stated it did not.

Then, Mr. Garn discussed the Chipotle/Tim Hortons project and the signage related to it. Chipotle came in and their signage was fine. Tim Hortons is now coming in and asking for a lot of signage. Mr. Black stated that would be a Board of Zoning Appeals issue and Mr. Garn stated that was correct.

Mr. Black if there were any updates on the Zoning Resolution. Mr. Garn stated he and Mr. Dave Kuhn have not sat down but have discussed the updates. Mr. Garn believed he could have everything ready by the end of the year.

Mr. Black reminded everyone that the meeting in October was a day later on October 9.

Next all members of the Zoning Commission agreed to have Mr. Dave Kuhn check into minimum square footage of homes.

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