



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

December 10, 2012

Mr. Black called the meeting to order at 6:00 p.m. and asked Mrs. Hemminger 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. Kelsey made a motion, to approve the agenda, with Mr. Hanna seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a roll call on that motion. *YES- Mr. Black, Mr. Schaller, Mrs. Warnimont, Mr. Kelsey, and Mr. Hanna. Motion carried.*

Mr. Black took a moment to make a comment about a question posed at the November 19 meeting and followed up by Mr. Garn. The question related to Chick-fil-A and Mr. Black would like to insert a comment into the November 19 minutes. Mrs. Hemminger read: "Mr. Garn reviewed and confirmed that the Chick-fil-A entrance and exit were constructed in accordance with the approved site plan." It will be inserted to the minutes and underlined so as to stand out.

Mr. Black asked for a motion to approve the meeting minutes from November 19, 2012 with the modification read by Mrs. Hemminger. ***Mr. Black made a motion, to approve the minutes, with Mr. Schaller seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a vote on that motion *YES- Mr. Black, Mr. Schaller, Mrs. Warnimont, and Mr. Kelsey ABSTAIN: Mr. Hanna. Motion carried.*

Mr. Black stated there was no one in the audience from the public for public comments.

Mr. Black moved on to the next item which was the amendment to the current Zoning Resolution which has been sent to the Wood County Planning Commission; they have asked for a couple changes. Mrs. Hemminger also stated she had suggested changes as well. Mr. Black asked to go through the recommended changes. Mrs. Hemminger read through the changes.

- Title page suggested to put onto one page
- Article II, page 1 Section B: Non-conforming Uses
 - Removed the duplicated: "in any district"
- Article VI, page 14 Section J 1B
 - Midway through the sentence change "to art inch" to "to an inch"
- Article VII, page 1: Supplemental Land Use Regulations Section A

- End of Number 1 change “elderly person” to “close relative”
- Add definition of “close relative” since it does not exist in the Zoning Regulation
 - “include parents, in law parents, siblings, or children”
- Change Number 2 to: “Accessory secondary dwelling units shall be a”
- Within Number 2 there should be lowercase “s” in secondary
- Article IX, page 12 Section C: Special Parking Provisions E 1
 - “To any A that usage is a residential use”
 - This is stated wrong in three places on that page
 - Should state “to any A usage that is a residential use”
- Article XIII, page 3 Site Plan Review Section B:Site Plan Application Procedure Continued 3: On-site inspection of improvements
 - Second to last sentence states: “A Township review fee along with a deposit for professional shall be required.”
 - Suggestion: professional services or professional fees.
 - Everyone agreed to change it to professional services.

Those were all the changes within the amendments. Mrs. Hemminger then brought up items in the Zoning Resolution. First, Article IV, page 2: Land Use Matrix; Mrs. Hemminger then began a discussion on ponds. Ponds are addressed in various sections of the Zoning Resolution. Mrs. Hemminger suggested that all ponds become conditional. Mrs. Warnimont asked about decorative/garden ponds which are different than the ponds Mrs. Hemminger referred to. Mr. Black asked if there was a decorative/garden pond definition; there is not a definition. Mrs. Warnimont stated there was information about decorative/garden ponds in Article VII page 26 Section T of the amendments. Mr. Hanna asked for clarification that it states decorative/garden ponds need to be fenced; everyone agreed. Mr. Black stated they would probably need to put some information in more than just depth; possibly add volume or area. Discussion then centered on decorative/garden ponds and what constitutes them. Mr. Black asked if 60 square footage, for decorative/garden ponds, was reasonable and everyone agreed. Mr. Black suggested a definition: 60 square foot, no more than 30 inches deep, and anything else is considered a pond. Discussion then centered on fencing around a decorative/garden pond. Mr. Schaller asked what was the purpose of the fence; Mr. Black stated for safety issues. Mr. Schaller, Mr. Black, Mr. Kelsey, and Mr. Hanna all agreed to not include language related to fencing around a decorative/garden pond. Discussion then centered of the in between: what is something bigger than a decorative/garden pond but smaller than a pond? Everyone agreed that it was okay that there was no definition for the gray area in between. Mrs. Hemminger asked if the decorative/garden pond would be considered a conditional use; everyone agreed to change “pond”, in the matrix, to “decorative/garden pond” and have it permitted from A-1 to R-2 but R-3 on, in the matrix, is conditional.

Next item in the Zoning Resolution discussed: Article X, page 8 Signed Permits. Mrs. Hemminger stated it reads: “The Zoning Inspector shall take action on the applicable on the following dates.” Mrs. Hemminger stated it should be “application” not “applicable”. Everyone agreed.

The final item Mrs. Hemminger brought up was the “elderly person” definitions. Even though it is not being used, it will remain in the Definition section.

Mr. Black stated that there was no one in the audience for the Public Hearing for the Zoning Resolution.

Mr. Black asked if there was a motion to pass along these recommendations to the Board of Trustees. **Mr. Schaller made a motion to send down these recommendations to the Board of Trustees, with Mrs. Warnimont seconding the motion.** Mr. Black asked if there was any further discussion and with none asked Mrs. Hemminger to take a vote on that motion *YES- Mr. Black, Mr. Schaller, Mrs. Warnimont, Mr. Kelsey, and Mr. Hanna. Motion carried.*

Mr. Black mentioned 2013 meeting schedule. The October 2013 meeting will now be held on October 7. November 11, 2013 meeting will be November 4. However, official action will take place at the January 2013 meeting.

Mr. Black asked if there was a motion to adjourn the meeting. **Mrs. Warnimont 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