



Zoning Commission
Perry'sburg 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

November 19, 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. Benavides

Members absent: Mr. Hanna and Mr. Normand

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

Mr. Black asked for a motion to approve the meeting minutes from October 9, 2012. ***Mrs. Warnimont made a motion, to approve the minutes, with Mr. Schaller seconding the motion.*** Mr. Black asked Mr. Garn to take a vote on that motion *YES- Mrs. Warnimont, Mr. Schaller, and Mr. Black. ABSTAIN: Mr. Benavides and Mr. Kelsey. Motion carried.*

Mr. Black stated there was no one in the audience from the public for public comments but Kelly [Hemminger] was there and they all look forward to working with her.

Mr. Black went onto the next item on the agenda: Proposed changes in the Zoning Resolution. Mrs. Warnimont had a few comments of the rough draft they received:

- Article IX page 6: at the bottom where it discusses restaurants there should be a comma between seating area and floor space.
- Article XV page 23: definition of non-residential district should have a capital A-1 in the second full sentence.
- Article VII page 26: where it starts decorative garden pond and all landscape, the word "are" should be eliminated.

Mr. Black had a comment about Site Plan section and asked Mr. Garn if he had a discussion with the Trustees about this issue. Mr. Garn asked if it was Article XIII page 5 but Mr. Black stated his comment is referring to page 6. Mr. Garn stated that on page 5 where it states "extension shall be approved" it should be "may". Mr. Black recommends it should be changed to "may be approved by Chairman of the Zoning Commission and the Zoning Inspector".

Discussion then centered on changing a section related to years of extension; Mr. Garn made notes.

Mr. Black asked if there was a motion to send these recommendations, with the changes stated, down to the Wood County Planning Commission. **Mr. Schaller made a motion to send down these recommendations to the Wood County Planning Commission, with Mr. Benavides 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. Benavides, Mr. Kelsey, Mrs. Warnimont, and Mr. Black. Motion carried.*

Mr. Black asked if Mr. Garn has anything else and Mr. Garn did not. Mr. Black also mentioned Mr. Garn would be leaving November 30 for an extended period of time. Everyone said they would miss him and he them. There is one day transition for Kelly.

Mr. Schaller asked about the Kohl's parking lot and Mrs. Warnimont stated it has already started.

Discussion then centered on Chick-fil-A and the entrance. Mrs. Warnimont had thought it was approved as only an entrance but people are going out that way as well. Mr. Black asked what can be done for enforcement. Mr. Garn stated he has to see how it is striped and then enforce it. Mr. Kelsey asked what action will be taken. Mr. Garn stated he will have to look into it. **Mr. Garn reviewed and confirmed that the Chick-fil-A entrance and exit were constructed in accordance with the approved site plan.**

Mr. Black asked if there would be a meeting for December 10 and Mr. Garn stated it was already advertised.

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