



Zoning Commission

Perryburg 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 May 13, 2013 6:00 p.m.

Mr. Black opened the meeting and asked Mrs. Hemminger to take a roll call.

Members present: Mr. Black, Mrs. Warnimont, and Mr. Hanna

Members absent: Mr. Schaller, Mr. Kelsey, Mr. Normand, and Mr. Benavides

Mr. Black asked for a motion to approve the agenda. ***Mrs. Warnimont made a motion, to approve the agenda, with Mr. Hanna seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a vote on that motion. ***YES- Mrs. Warnimont, Mr. Hanna, and Mr. Black. Motion carried.***

Mr. Black asked for a motion to approve the meeting minutes from April 8, 2013 meeting. Mrs. Hemminger had a few comments on the minutes. Mr. Kelsey had contacted Mrs. Hemminger to make mention of a few changes to be made. First, the date should be changed from 2103 to 2013. Secondly, Mr. Normand motioned to approve the minutes but he should have abstained. ***Mr. Hanna made a motion, to approve the minutes with those changes, with Mrs. Warnimont seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion ***YES- Mr. Hanna and Mrs. Warnimont. ABSTAIN: Mr. Black. Motion carried.***

Mr. Black moved onto the next item on the agenda which was the activities report from April 2013.

- Mrs. Hemminger mentioned that the Board of Zoning Appeals will hold a hearing about a six foot fence in the front yard of a property on River Road. Mrs. Hemminger stated she has received many calls about the zoning sign on the property. Mr. Black stated there have been many trees cut down on that property.
- Next, Mrs. Hemminger mentioned the appointment of Mr. Jim Bilkovsky as an alternate member of the Board of Zoning Appeals; he is very excited to be a part of the BZA.
- Then, Mrs. Hemminger stated she had issued a violation notice for the garage door sign on 795. Mr. Hanna stated the sign was gone. Mrs. Hemminger also issued a violation notice for Appliance Center semi-trailer on River Road. Mrs. Hemminger has talked to the Appliance Center's lawyer and they stated the trailer would be removed by early June, weather permitting.
- Mrs. Hemminger went into a discussion of violation notices, per request of Mr. Black. The first step is a preemptive notice; typically verbally but sometimes it becomes a paper notice. The next step is an actual violation letter which could be subject to fines. Mr. Hanna asked if these violations come up by residents filing a complaint or driving around; Mrs. Hemminger stated it was typically a complaint but she could file a violation notice from driving around.

- Mrs. Hemminger discussed signage with a local business and housing developments.
- Mrs. Hemminger attended a few meetings: Ohio Balanced Growth Best Local Land Use Practices, Perrysburg Area Chamber of Commerce luncheon (presentation on Fort Meigs Bicentennial), Stormwater Action Group at TMACOG
- April 2013 had 21 zoning certificates
 - Mrs. Hemminger wanted to mention a couple items related to Penta Career Center:
 - addition to agricultural building (exempt by agriculture use)
 - new South wing cold storage
 - Discussed with Township Administrator and since Penta is a political subdivision they are not subject to our zoning.

Mr. Black asked about the penalty and fines for violations. Mrs. Hemminger stated that each offensive is \$500 per day. Mr. Black stated that was a pretty good incentive.

Discussion then centered on the pool being built on River Road and other possible developments sprouting up in the Township.

Mr. Black asked if there was a motion to adjourn the meeting. ***Mr. Hanna 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. Motion carried.

Respectfully submitted,
Rosanna Violi