



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 August 12, 2013 6:00 p.m.

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

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

Members absent: Mr. Normand and Mr. Kelsey

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

Mr. Black asked for a motion to approve the meeting minutes from July 8, 2013 meeting. ***Mr. Schaller made a motion, to approve the minutes, with Mr. Hanna seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion ***YES- Mr. Schaller, Mr. Hanna, Mr. Black, and Mrs. Warnimont. ABSTAIN: Mr. Benavides. Motion carried.***

Mr. Black moved onto the next item on the agenda, **Site Plan Review: SPR 2013-01 Sigma Technologies Ltd.** Brian Ellis with Glass City Engineering Services was present to represent the applicant. Mr. Black referred to a letter from Feller Finch and Mr. Ellis detailed his answers. Mr. Ellis stated there was a mistake on number 11; it should be 250 square feet for parking. The existing site currently has 91 parking spots. With the building addition going up to a total area of 14,747 square feet there will be 59 required spots which is not an issue. The lighting on number 9 is still in the design phase. The dumpster on number 8 will be left as is. Number 1 is a comment that the existing building is within the rear yard, is grandfathered in, and thus there is no issue. Number 2 relates to EPA but since the property is less than acre it is not required. Mr. Ellis then referenced the Fire Department and Mrs. Hemminger stated they approved the Site Plan. Mr. Ellis discussed that water and sanitary will be rerouted if needed. Mr. Ellis then discussed number 7 dealing with landscaping. Mr. Ellis stated that according to code perimeter interior landscaped islands are required in a paved area. Mr. Ellis referenced a drawing included in the site plan. Mr. Ellis stated that the existing site has a 9,000 square foot building which will be added onto; some of the pavement will be tore up because of the addition construction in an area but this will not affect the drainage because there is a catch basin at the northwest corner where the new building will go as well as the southwest. There are two other catch basins at the eastern portion of the property. Mr. Ellis stated that when there is an existing site already paved and then adding island this may affect drainage as bird baths may form. Owners do not want to see large pools of water being blocked by an island. Mr. Ellis stated potential landscaping areas would be on the north adjacent to the retail center and against the south. Mr. Ellis stated that the intent of landscaping was to

beautify the site in order to make it more appealing. Mr. Ellis stated that throwing the island against the building will make it hard to see anything and will not serve the public coming down Oakmead. Mr. Ellis is wondering if there could be a compromise with the Zoning Commission about the landscaping. Along the frontage on Oakmead there is 15 foot wide grass area (depicted on the drawings as lawn) where all existing signs on the northwest corner will be removed. Mr. Black asked if the existing signs were the marks on the drawings; Mr. Ellis responded yes and all those signs will be removed. Mr. Ellis went on to say that will be good because the last thing you want to see is billboard signs all over the place. Mr. Ellis stated that with construction there will be extra dirt material and is proposing to add a landscape mound on said grass area, with extra landscaping trees and shrubbery. Mr. Ellis stated this was a very weird site where a subdivision is going right into a residential district and those people really do not want to see the building. Mr. Ellis' main concern is to help the public especially when people are parked in the front and their headlights are shining into Oakmead. Mr. Ellis stated the proposed 2.5 foot high landscaping mound and some shrubbery on top of it will block the view from the subdivision. Mr. Ellis stated this site used to be a restaurant and didn't last. He went on to say that Sigma Technologies is a viable company and will be there for a long time. Mr. Ellis stated that this company is growing exponentially and those extra parking spots will be needed in the future. Mr. Ellis stated adding all those extra islands will almost defeat the purpose of going into that building. Discussion then ensued about what is required in terms of parking spots and landscaping. Mr. Black reiterated that Mr. Ellis is looking to do extensive landscaping on the northwest corner, in front, and in the southwest corner. Mr. Schaller asked if the Township requirements lead to losing 12-15 parking space; Mr. Ellis stated yes because the code requires if you are over 100% you have to throw in landscaped islands so if you are in between the range of 100% to 200% there needs to be a minimum of 5% of the total paved area as parking spots. Mr. Ellis stated that on this site they would need roughly 7% of the total paved area to be replaced for interior landscaped island. Mr. Ryan Hetrick, owner of the company of property, spoke on how the parking space is needed for future growth.

Mr. Hanna stated that item number 10 was not addressed; Mr. Ellis stated that current occupancy is 147. Mr. Hanna would like to know current employees and what is projected in the future. Mr. Hetrick stated there are between 50-60 employees at the Perrysburg Township location. Collectively there are 121 employees total in the region. Mr. Hetrick went into detail on Sigma Technologies. The company provides infrastructure design services for utilities companies.

Mrs. Warnimont had a question regarding the signage. Mr. Hetrick stated that they are still in the planning phase of signage but they do not get much walk in traffic so they may just have door stickers.

Mr. Black asked Mr. Ellis if he will resubmit the site plan documents to Feller Finch and Mr. Ellis stated yes. Mr. Black asked if there was a motion to approve the site plan. ***Mrs. Warnimont moved to approve Site Plan Review SPR 2013-01 with Mr. Benavides seconding. YES- Mrs. Warnimont, Mr. Benavides, Mr. Black, Mr. Schaller, and Mr. Hanna. Motion carried.***

Mr. Black asked Mrs. Hemminger if she would like to go over the zoning map updates. Mrs. Hemminger gave a little background on the zoning map and how important it is to operations. There are about a dozen or so items that will need to be updated. Mr. Black stated that the overriding document in zoning is the map and thus it is extremely important. Mrs. Hemminger stated that the biggest item is the consent decree with the Neiderhouse/ DeChristopher property. The 40 acres Neiderhouse property is going from an A-1 to R-3; 100 feet deep will be A-1. The 98 acres DeChristopher property is going to an R4-A. The Wolfe property on corner of Thompson and Neiderhouse Roads outside perimeter 200 feet is R-1 and interior is R-2. Mrs. Hemminger went into detail on the minor changes. All the items were approved in the past but just haven't updated the map.

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

- Mrs. Hemminger mentioned the Board of Zoning Appeals (BZA) approved a variance for a detached accessory structure.
- The August BZA meeting will have one item on the agenda: the Grape Leaf Express (going in on Oakmead) will come in for a variance on an electronic sign.
- Mrs. Hemminger gave an updated on the nuisance complaint on Lincoln Blvd and Ft. Meigs Blvd. both owners responded and some action has occurred.
- Mrs. Hemminger attended the Rossford Business Association meeting where the Wood County Commissioner met and gave a summary of what is going on in the County.
- Wood County Planning Commission met last week and approved the final plat for Emerald Lakes Plat 3; 19 residential lots.
- The Northwest Ohio APA zoning and planning workshops will be held at Owens Community College on October 25, 2013
- 17 zoning certificates for the month of July
- Mrs. Hemminger also approved a sign for Superior Wire and Metal Specialties in Ampoint Industrial Park.
- Minor modification on site plan for Kohl's. They are doing a remodel of the building and wanted to set up a staging area. Mrs. Hemminger spoke with Mr. Black and had it approved.

Mr. Black asked if there was a motion to adjourn the meeting. **Mr. Schaller made a motion to adjourn, with Mr. Hanna seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

Respectfully submitted,

Rosanna Violi