



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 October 7, 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. Normand.

Members absent: Mr. Kelsey and Mr. Benavides

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

Mr. Black asked for a motion to approve the meeting minutes, with the changes Mrs. Hemminger made, from September 9, 2013 meeting. ***Mr. Hanna made a motion, to approve the minutes, with Mr. Schaller seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion ***YES- Mr. Hanna, Mr. Schaller, Mr. Black, Mrs. Warnimont, and Mr. Normand. Motion carried.***

There were no public comments so Mr. Black moved to the next substantive item on the agenda: Informal Preliminary Site Plan Review. Mr. Chad Lievens and Mr. Jeff Mogg, co-owners of Lievens Market spoke on behalf of site plan with Dan Schultz and Francisco (Frankie) Pallitta on hand to answer questions on the work they would do (landscaping and building work).

Mr. Lievens acquired the property two seasons ago from the Mosers. Mr. Lievens family has been a whole sale grower in Michigan, were looking to get into retail, and found this space. Mr. Lievens then presented the plans for improvements of the property. He would like to dress up the curb appeal and the driveway which is currently very narrow and bumpy. Mr. Lievens stated they had pulled the permits from the Ohio Department of Transportation and the driveway will get widened and stripped. Mr. Lievens would also like to change the façade of the market by putting up some cuppolas and a dormer to make it pop from the road. Further, Mr. Lievens would like to update the signage as the current one looks like someone's homemade weekend project. He would like to have something similar to the Churchill's sign on Route 25; a digital banner with "Lievens Market and Outdoor Living" sign on top. Mr. Black asked if the digital sign would replace the current two signs; Mr. Lievens stated the sign by the building is covered by trees and no one can see it and the digital sign would replace both that sign and the homemade sign by the road and would be in compliance with the eight foot height regulation.

Mr. Lievens then went into detail about the façade of the greenhouse; he presented an illustration to the Zoning Commission. Mr. Lievens would like to dress up the façade with

1800s stone pavers taken from downtown; he believed from Waterfront Park. He would like the stone pavers to be brought up to four feet high with barn siding and a four foot lift that hangs over the peaks to give it some appeal and tie it in with the market and the dormers.

Mr. Black asked about the color scheme on the sketch for the market. Mr. Mogg stated that the idea is to make all the buildings look like they were thought of and built at the same time. Mr. Lievens then focused on the fencing. Currently the barn has a chain link fence with barbed wire and presented to the Zoning Commission the idea of having a wall that is planted on the bottom with a trellis on the top with iron gates between each section and vines growing up them. He then focused on the side of the barn building (inaudible discussion). Mr. Lievens and Mr. Black discussed one of the illustrations.

Mr. Normand asked for clarification on an illustration in relation to the aerial photograph of the property. Mr. Lievens answered various questions about orientation of conceptual drawings in relation to the aerial photograph. Discussion amongst the Zoning Commission members and Mr. Lievens occurred.

Mr. Lievens then focused on the greenhouse. Along the length of the greenhouse there will be a trellis. Discussion centered on an illustration and Mr. Lievens pointed out details on said illustration.

Mr. Schaller asked about the parking lot. Currently it is gravel but Mr. Lievens would like to make some changes and showed the Zoning Commission the proposed changes on an illustration. Mr. Lievens would like to start with pebbles and not paved. Mr. Schaller asked about storm draining issues and Mr. Lievens stated there was a stormwater system.

Mr. Black asked if when Mr. Lievens purchased the property he was aware of conversation related to putting in an access road through the property. Mr. Lievens stated they wanted to make sure that wouldn't happen as it would cut right through the property. Those representing the Market are interested in another entrance/exit as well as a connection to Kohl's parking lot. Mrs. Hemminger stated the right of way is only dedicated to Chick-fil-A and the rest is private parking. Mr. Black asked Mrs. Hemminger to see if Mr. Celley could look into it. Mrs. Hemminger had a conversation with Mr. Stormer from ODOT about the Market connecting into it and Mr. Stormer had no issues with it if they were able to get the access. Discussion ensued on how to get in contact with the correct people at Kohl's.

Mrs. Hemminger asked the Zoning Commission if they were okay with her going forward working with the representatives from the Market on signage and fencing. Mr. Black stated those improvements are fine but the next step (any other improvements) would be a full blown Site Plan Review.

Mr. Lievens asked about the Site Plan Review process and Mr. Black stated there were more details in the full blown process than just the conceptual designs presented at this meeting.

Mr. Schaller asked if the facility is opened year round; Mr. Lievens stated they are closed

from January to March. Mr. Mogg asked questions about the Site Plan and what details should be included; Mr. Black referred them to the Zoning Resolution as it lists all the details for a Site Plan Review.

Mr. Black asked Mr. Lievens to go over exactly what he would like approval for at this meeting. Mr. Lievens stated they would like to get rid of the current signage and replace it with the sign presented; they would like to get rid of the chain link fence and replace it with a decorative fence; they would like to put the façade on the front of the greenhouse; the cuppolas on top of the market building; the pergola on the greenhouse to connect to the new fence; and the accessory water wheel. Further, they have a permit to widening the drive. **Inaudible discussion ensued.**

Mr. Black went on the record to state that everything above what is presented at this meeting will have to go before the Commission through a formal Site Plan Review.

Discussion on landscaping in the 20/23 Overlay occurred. A representative from the Market asked about the mounding strip and Mr. Black referred to the out lots in front of Lowe's as an example of what is permitted. Mr. Black informed the representatives that if they wish to do something other than what is allowed within the Zoning Resolution they would have to go before the Board of Zoning Appeals.

Mr. Black asked if there was a motion to approve the amenities to the Lievens Market within the conceptual design presented. ***Mrs. Warnimont made a motion, to approve the amenities to the Lievens Market within the conceptual design presented, with Mr. Normand seconding the motion.*** Mr. Black asked if there was any further discussion and with there being none, asked Mrs. Hemminger to take a vote on that motion. ***YES- Mrs. Warnimont, Mr. Normand, Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried.***

Mr. Black stated the Zoning Commission had approved the amenities presented with the understanding that anything else that will require a full Site Plan. Further, Mrs. Hemminger will ask Mr. Celley to contact Kohl's to begin discussion about the access road.

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

- Mrs. Hemminger mentioned in September there was a minor modification approved for Barrington Place 2's maintenance building. However, a representative came to talk to Mrs. Hemminger with a different proposal. She did not approve anything and informed the Site Manager they needed to get organized and figure out what they are going to build. Hopefully they go back to the 24 x 24 modification which has been approved, however, if they change that they will have to get another modification approved. Mr. Black and the Zoning Commission believe it is important to have Mrs. Hemminger go and check this when construction begins. Mrs. Hemminger is the only one who has enforcement authority as the Zoning Commission does not.
- Sigma Technologies site and landscaping plans were approved in September and signed off on

- BZA meeting was cancelled
- She attended
 - TMACOG storm water action group
 - American Planning Association: Cleveland Planning and Zoning workshop
 - ODNR meeting at the Township in regards to the Wylie & Trucking Landscaping application for an industrial mining permit
 - Mr. Normand asked if they were actually mining. Mr. Schaller stated theoretically they would be excavating a quarry
- Mrs. Hemminger went and inspected the Basswood Drive improvements
- Woodmont Plat V (where Basswood Drive is located) will be reviewed at the Wood County Planning Commission in November
- Perrysburg Township received information on an historical survey on Simmons Road in order for a cell tower to be erected
- The Grape Leaf Express is now opened
- 14 Zoning Certificates were issued; 3 new single family dwellings

Mr. Black asked when the Zoning Commission approves a site plan is the road reviewed by Wood County, Mrs. Hemminger stated yes.

Mr. Hanna asked about the concrete on Route 795 at the storage units. Mrs. Hemminger stated that she looked into it and she believes there is a two year limitation. The issue is proving how long the concrete has actually been sitting out there. Mr. Black asked Mrs. Hemminger to contact the Ohio Environmental Protection Agency to gather more information. Mrs. Hemminger stated she has aerial photograph from last year through the Wood County GIS Department showing the concrete in a pile at the storage unit.

Mrs. Hemminger mentioned she is keeping a list of updates to the Zoning Resolution and asked the members to send her anything they would like to have updated or reviewed.

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