



## 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 September 9, 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. ***Mr. Schaller 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- Mr. Schaller, Mr. Hanna, Mr. Black, Mrs. Warnimont, and Mr. Normand. Motion carried.***

Mr. Black asked for a motion to approve the meeting minutes, with the changes Mrs. Hemminger made, from August 12, 2013 meeting. ***Mrs. Warnimont 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- Mrs. Warnimont, Mr. Schaller, Mr. Black, Mr. Hanna, and Mr. Normand. Motion carried.***

There were no public comments so Mr. Black moved to the next substantive item on the agenda: Minor modification of approved Site Plan for Barrington Place 2. George Oravec consulting engineer representing Redwood Development Corp on this project spoke on the modification. Mr. Oravec stated this change has created a great deal of confusion but he believes he was able to piece the information together for the scenario that occurred. When Mr. Oravec received the original approved Barrington Place 2 plan there was a 20 x 20 garage to be used as a maintenance building. During the building phase they were trying to internally decide if they should add a small office to the garage for the maintenance department to do paper work. The shape of this small office changed but Mr. Oravec never changed this; his computer files still show the 20 x 20 garage. Mr. Oravec's client had files on CAD, the contractor had files on CAD, and Perrysburg Township had files on CAD. The footprint was changed and given to the contractor, Steve Schlabach from XL Builders. Steve made the assumption the plan was approved and came into Mrs. Hemminger's office to get a zoning certificate for the garage. Mr. Oravec stated it was never approved because it was never submitted. Mr. Oravec went on to say that after conversations with certain people including Mr. Ritz, the principal in the company, no one wants an office just an increase in the garage space to 24 x 24. Mr. Oravec is asking to amend the original PUD solely for the increased garage space.

Mr. Black stated the Zoning Commission's concern is the date of August 20, 2012. Mr. Oravec stated they had never changed the revision date. He went on to say that when his company changes or amends anything they change the revision date. Mr. Oravec stated when he was notified about the date he went back to the office to pull the files and those

files showed a 20 x 20 garage. Then Mr. Oravec went to track it down with Redwood Development and he believes someone there took the architect's footprint, put it on the plans, they gave it to Steve who had no idea it wasn't approved, and Steve went to Mrs. Hemminger to get a zoning certificate; Mr. Oravec acknowledges this is absolutely wrong. Mr. Oravec knows that it obviously should have been brought in, made an application for a minor change, go through the process, and get approved.

Mr. Black stated the Zoning Commission was concerned that the plan was being approved as the plan and that was disingenuous.

Mr. Schaller asked about the square footage printed on the agenda which was 913 square feet; Mr. Oravec stated that the 24 x 24 building would be 576 square feet which is a 176 increase from the original. Mrs. Hemminger stated that this was the first she had heard of the 24 x 24 building.

Mr. Black asked to start all over because everyone was very confused.

Mr. Oravec stated he was requesting a minor change to the site plan to increase the proposed maintenance garage from a 20 x 20 structure, which was approved by the Trustees, to a 24 x 24 structure which equals 576 square feet. Mr. Black asked if the drawing reflect 576 square feet and Mr. Oravec stated no but he would bring Mrs. Hemminger large drawings tomorrow. Mrs. Hemminger stated that this typically could be approved by the Chairman of the Zoning Commission and the Zoning Administrator as a minor change but with the discrepancy with the revision date that is why Mr. Oravec was there. Mr. Black asked if the plans Mr. Oravec wanted approved were actually submitted and Mr. Oravec said no. Mr. Oravec stated he had submitted the application but the application he sent to Mrs. Hemminger needs to be amended because the application does not indicate the same building someone else had put on the plans. He goes on to say that earlier that day he was informed of the 24 x 24 building and thus needs to amend the application and get it to Mrs. Hemminger. Mr. Black stated Mr. Oravec was trying the patience of the Zoning Commission and asking to have a site plan approved that hasn't technically been presented yet. The only change on the plan will be the building size. Mr. Black asked if there was a motion to approve the site plan which will be dated September 10, 2013 and have a building with a 24 x 24 area. Mrs. Hemminger asked if there would be any additional parking and Mr. Oravec stated there would not be. Mr. Black asked if this would be a sales office and Mr. Oravec stated no. ***Mr. Schaller made a motion, to approve the site plan which will be dated September 10, 2013 with a 24 x 24 maintenance building, with Mr. Hanna 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- Mr. Schaller, Mr. Hanna, Mr. Black, Mrs. Warnimont, and Mr. Normand. Motion carried.*

Mr. Black moved onto the next item on the agenda. Mr. Bryan Ellis, Glass City Engineering & Surveying, representing Sigma Technologies came to follow up on the submitted site plan discussed at the previous month's meeting. There were outstanding comments to discuss and referred to #6, 8, and 10. Mr. Ellis stated he now showed a max of 70 employees on the

plans. Next, Mr. Ellis stated he gave more details for the existing utilities per request of Mr. Kuhn. Further, Mr. Ellis stated the fence around the dumpster would be made of wood. Then, Mr. Ellis discussed the water and sanitary sewers and how they will be adjusted. Mr. Ellis does not know the depth of these and contacted Northwestern Water and Sewer District (NWWSD) who also did not know. However, Mr. Ellis has made a note that the contractor will need to work with the inspector from NWWSD, Bill Barber. Finally Mr. Ellis discussed the landscaping drawing submitted to Mrs. Hemminger and stated Mr. Kuhn was satisfied with this drawing.

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

- Mrs. Hemminger mentioned there were 30 zoning certificates and the updated zoning map is completed
- The BZA denied a request for a sign from Perry Realty Associates for the new Grape Leaf Express Diner which exceeded the height, width, and area.
- Mrs. Hemminger heard State Representative Tim Brown at the Perrysburg Area Chamber of Commerce
- Mrs. Hemminger mentioned that the Township has had meetings with companies for scanning documents and record retention
- She also attended a TMACOG storm water collation meeting
- She mentioned the Moving Ohio Forward Grant program. There will be 27 demolitions within Perrysburg Township: 18 mobile homes in Friendly Village, 7 mobile homes in Perrysburg Estates, and two single family dwellings. Wood County Planning Commission is administering this program. Mrs. Hemminger is going to try to get another property on this list.

Mr. Black asked if Mrs. Hemminger has had any communication with the self-storage place on 795; she stated she has not had any more communication. Mr. Black asked about the Speedway property; Mrs. Hemminger stated she has not had any communication for a while.

Mr. Schaller asked about the concrete in front of the self-storage on 795. He thought they agreed to recycle it; Mrs. Hemminger will look into it.

Discussion about the October and November meetings; Mrs. Hemminger will double check and email everyone the correct dates.

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