



**Zoning Commission**  
**Perrysburg Township**, *Established 1823*  
26609 Lime City Road      Perrysburg, Ohio 43551  
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[www.perrysburgtownship.us](http://www.perrysburgtownship.us)

Robert S. Black, *Chairman*  
Jeff Schaller, *Vice-Chairman*  
Carol Warnimont, *Secretary*  
Richard W. Kelsey  
Ronald M. Hanna  
Jeffrey Normand, *Alternate*  
John J. Benavides, *Alternate*

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## **Zoning Commission Meeting Minutes** **January 13, 2014                      6:00 p.m.**

Mr. Black, as Acting Chairman, opened the meeting and asked Mrs. Hemminger to take a roll call.

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

Members absent: Mr. Normand and Mr. Benavides

Mr. Black then moved onto the election of officers. Mr. Black asked for nominations for the 2014 Chairman of the Commission. ***Mr. Schaller made a motion to nominate Mr. Black as Chairman, 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. Kelsey, Mrs. Warnimont. ABSTAIN- Mr. Black. Motion carried.*

Mr. Black asked for nominations for the 2014 Vice-Chairman of the Commission. ***Mr. Black made a motion to nominate Mr. Schaller as Vice-Chairman, with Mr. Kelsey seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion. *YES- Mr. Black, Mr. Hanna, Mr. Kelsey, Mrs. Warnimont. ABSTAIN- Mr. Schaller. Motion carried.*

Mr. Black asked for nominations for the 2014 Secretary of the Commission. ***Mr. Black made a motion to nominate Mrs. Warnimont as Secretary, with Mr. Schaller seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion. *YES- Mr. Black, Mr. Schaller, Mr. Hanna, and Mr. Kelsey. ABSTAIN- Mrs. Warnimont. Motion carried.*

Mr. Black asked for a motion to approve the agenda for January 13, 2014. ***Mr. Hanna made a motion, to approve the agenda, with Mr. Kelsey seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a vote on that motion. *YES- Mr. Hanna, Mr. Kelsey, Mr. Schaller, Mrs. Warnimont and Mr. Black. Motion carried.*

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

There were no public comments so Mr. Black moved to the next item: Zoning Initiative to zone the un-zoned portions of the Township. Mr. Black made a note that the timeline they had in front of them was a little different than the one Mr. Celley would discuss.

Mr. Celley stated that they were at the beginning of the process. He then proceeded to discuss the outline of the timeline. The timeline listed public meetings and notification dates leading up to the November 2014 election. Mr. Celley illustrated on the Zoning Map what portion of the Township is in question; it is almost half of the Township. Mr. Celley stated this task has been worked on in the past but was not successful. Mr. Celley stated that he and Mrs. Hemminger have put in a tremendous amount of work already and will continue to do so. He hopes to get everything through the Board of Trustees by June 2014. The next Trustees meeting the Board will review the Resolution to proceed with the Zoning Initiative. Then it will come before the Zoning Commission on the February 10 meeting and will also have a proposed zoning map to review at that meeting. The proposed zoning map will then go to the Wood County Planning Commission and will hopefully be approved at their April meeting. It will then come back to the Zoning Commission for another public hearing; it will formally be reviewed three times at a public hearing at the Township before it goes to the Board of Trustees in April. If there are no changes at the May meeting then the second Trustees meeting listed on the timeline will not be necessary. Once the Board votes on the map and text, it will be submitted to the Board of Elections no later than August 6.

Mr. Celley stated that the Board of Trustees would like to avoid having non-conforming uses. Mr. Celley and Mrs. Hemminger will try to identify all of these properties. The proposed map will be ready for the February Zoning Commission meeting and will be reviewed related to the non-conforming use. The goal is to have 10 public meetings for the public to come in and review the map and offer their comments.

Mr. Black had a question about the publication dates. Mr. Celley stated the Zoning Commission could move to approve the tentative timeline that night. Mrs. Warnimont suggested only approving the March public meeting; Mr. Celley didn't have a problem with that. ***Mrs. Warnimont made a motion to set the public meeting for March 10 for the adoption of the plan and sending it down to Wood County, with Mr. Hanna seconding the motion.*** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion ***YES- Mrs. Warnimont, Mr. Hanna, Mr. Schaller, Mr. Kelsey, and Mr. Black. Motion carried.***

Mr. Black asked if more than 2 members of the Zoning Commission attend a Trustees Meeting would that violate a Sunshine Law and Mr. Celley stated it was fine for any and all to attend and listen. However, Mr. Celley stated the members couldn't congregate to deliberate.

Mr. Schaller asked who could vote on this and Mr. Celley stated it was only those who reside within the un-zoned area. There are four precincts within the un-zoned but many of those are split between zoned and un-zoned.

Mr. Hanna asked reasons for why it has not passed in the past. Mr. Black stated he was on the Board when this happened and basically it was land owners stating they didn't want government to tell them what to do on their property. Discussion ensued about this as well as the importance of having zoning. The example of Wylie Trucking on Glenwood Road was discussed as well.

Mr. Black asked about the media and Mr. Celley stated The Toledo Blade would like to do a detailed article about this topic. He hopes more media outlets highlight this story as well.

Mr. Celley is working on the resolution to present at the January 15 Board of Trustees' meeting. Mr. Celley stated there will be a lot of work to publicize this- press release, going out into the community, etc.

The question was posed if it was an all or nothing topic. For example if there was a large base of resistance south of Five Point Road there may be ways to change what sections are proposed to be zoned. The hope is to avoid this and educate the public of the importance of zoning.

Mr. Black then moved onto the next item on the agenda: 2014 meeting schedule. Mrs. Hemminger mentioned that the only change is October 2014 due to Columbus Day. Mr. Black asked for a motion. **Mr. Kelsey made a motion to accept the 2014 Zoning Commission meeting schedule, with Mrs. Warnimont seconding the motion.** Mr. Black asked Mrs. Hemminger to take a roll call vote on that motion *YES- Mr. Kelsey, Mrs. Warnimont, Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried.*

Next on the agenda was the zoning report. Mrs. Hemminger did not have formal report but provided summaries for November, December, and complete 2013 report. Mr. Black asked where the fees deposit into; Mrs. Hemminger stated they were deposited into the General Fund. Mr. Schaller asked how everything compared to 2012; Mrs. Hemminger will look into that for the February meeting. Looking ahead FedEx may be coming in as they want to construct an expansion.

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

**Respectfully submitted,**  
Rosanna Violi