



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 November 18, 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. Kelsey, and Mr. Hanna

Members absent: Mr. Normand and Mr. Benavides

Mr. Black asked for a motion to approve the agenda. ***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 October 7, 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. Hanna, and Mr. Black. ABSTAIN: Mr. Kelsey. Motion carried.*

There were no public comments so Mr. Black moved to the next substantive item on the agenda: SPR-2013-02 Site Plan Review of the market at 10411 Fremont Pike. Mr. Bryan Ellis spoke about Lievens Market submitting the plan to increase the parking by 187% of the required. Mr. Ellis mentioned a drawing which illustrated details on the interior landscaping as meeting the requirements by islands and peninsulas. Mr. Ellis stated they would add one dumpster to the property. Further, Mr. Ellis mentioned the future potential connection to Kohl's parking lot which will be discussed down the road with the important stakeholders; it is illustrated to show where it is reserved on the property. Mr. Ellis mentioned the owner of the property has requested an area on the far southeast for storage for mulch materials; this area will be screened and fenced by a 7 foot tall fence. Mr. Ellis stated there were increased overlaying flows and detention has been provided for this; the calculations for this have been submitted to Mr. Dave Kuhn, the Engineer, who approved the calculations. Mr. Black thanked Mr. Ellis for the timely response.

Mrs. Hemminger stated she spoke to Mr. Kuhn and he had a question about trees in the front landscaping. Mr. Kuhn suggested the trees be located closer to the parking area. Mr. Black asked if that was a typically requirement. Mrs. Hemminger stated that on the islands it is and looked into if it was for the perimeter. After some discussion the Board agreed with leaving the trees where they are illustrated on the landscaping drawing with no changes.

Mr. Schaller asked about site lighting associated with the plan. Mr. Ellis stated at this time there was no site lighting and will just keep the existing lighting on the building. Further,

Mr. Schaller asked about paving; Mr. Lievens stated he would like to get it started to the actual pour and start again the Spring 2014.

Mrs. Hemminger asked if there will be loading and unloading areas. Mr. Lievens stated on the side of the greenhouse near Kohl's there is a box truck and will unload with a forklift; there is no need for a loading dock.

Mr. Kelsey asked about item #6 which states that "the landscaping plan does not meet the requirements..." Mr. Kelsey asked if this had been addressed. Mrs. Hemminger stated she spoke to Mr. Black on this item. She goes on to say there is an existing mounding in the back for Kohl's with a fence on it. Mr. Black stated he didn't see a need to duplicate the fence or get a variance.

Mr. Black asked if there was a motion to approve the Site Plan for Lievens Market. ***Mrs. Warnimont made a motion, to approve SPR 2013-02, with Mr. Schaller 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. Schaller, Mr. Kelsey, Mr. Hanna, and Mr. Black. Motion carried.*

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

- Mrs. Hemminger mentioned that the Zoning Commission had given preliminary approval to Lievens
- BZA meeting was cancelled
- Mrs. Hemminger received a copy of Woodmont Plat V from the Wood County Planning Commission who will give a final plat review on December 3 meeting
- Zoning and Nuisance Violations- several violations with signs in right of ways
- Mrs. Hemminger went out with Sue Hardy from the Ohio Environmental Protection Agency to Crossroads Self Storage. They were able to review the fill materials and Ms. Hardy was satisfied with the materials that were back there. The owner indicated he would be crushing the materials in the Spring and using it for a drive and parking lot. He would come in for another site plan review.
 - Mr. Black mentioned the hard surface for a drive and wondered if the owner asked about it; Mrs. Hemminger indicated the owner had not mentioned it.
- She attended
 - Perrysburg Area Chamber of Commerce Luncheon
 - TMACOG storm water coalition
 - Northwest Ohio Planning & Zoning Workshop at Owens Community College
 - Mr. Black stated he attended and thought it was worthwhile. Since it is an annual event he hopes everyone gets a chance to attend next year
 - SMART growth- Board of Realtors event
 - Environmental Law Enforcement session
- Board of Trustees approved Resolution 2013-20 related to entering into an agreement for a Stormwater Management Program with the Wood County Engineers Office.
 - Perrysburg Township will reimburse the County for work done in relation to

storm water issues. Mrs. Hemminger is unsure at the moment if Wood County will review the storm water sections of site plans on top of the Township's engineer. She will look into it.

- Mrs. Hemminger sent a notification to George Oravec. There are several items out in Barrington Place 2 which have not been built in accordance to the plans. Mr. Oravec is supposed to bring in minor modifications to the site plan. Mrs. Hemminger stated they had eliminated a curb cut and changed some circulation drive on the northern part of Barrington Place 2. Further they had not constructed the sidewalks on the north side of the road which was a condition of the site plan approval.
- Mrs. Hemminger met with Recycling Waste Services and Natural Resources Management regarding the placement of fill material at 26879 Fremont Pike (corner of I-75 and Route 20). There is a pond back there near the old Knights of Columbus Hall. Mrs. Hemminger states they will be submitting a site grading plan and Mrs. Hemminger will have the engineer review it. Mrs. Hemminger goes on to state that they would like to possibly construct on the site in the future.
- Ms. Violi helped Mrs. Hemminger update the Zoning Department Records Retention Schedule
- 13 Zoning Certificates were issued; 2 new single family dwellings

Mr. Black asked how the issue with Mr. Oravec and Barrington Place 2 can be prevented in the future with other projects. Mrs. Hemminger and Mr. Celley have been working on the issue. Mr. Hanna asked about the ancillary building and Mrs. Hemminger stated it will be a 24 x 24 that was approved.

Mrs. Hemminger handed out the 2014 meeting schedule for Perrysburg Township. The October 2014 meeting for the Zoning Commission will need to be moved because of the Columbus Day holiday.

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