



**Zoning Commission**  
**Perrysburg Township**, *Established 1823*  
26609 Lime City Road Perrysburg, Ohio 43551  
Phone: 419.872.8861 Fax: 419.872.8889  
[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*

---

## **Zoning Commission Meeting Minutes** **May 12, 2014 6:00 p.m.**

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

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

Members absent: Mr. Black and Mr. Normand

Mr. Schaller asked for a motion to approve the agenda for May 12, 2014. ***Mr. Hanna made a motion, to approve the agenda, with Mr. Kelsey seconding the motion.*** Mr. Schaller asked Mrs. Hemminger to take a vote on that motion. ***YES- Mr. Hanna, Mr. Kelsey, Mr. Schaller, Mrs. Warnimont, and Mr. Benavides. Motion carried.***

Mr. Schaller asked for a motion to approve the meeting minutes from the April 14, 2014 meeting. ***Mrs. Warnimont made a motion, to approve the minutes, with Mr. Hanna seconding the motion.*** Mr. Schaller asked Mrs. Hemminger to take a roll call vote on that motion ***YES- Mrs. Warnimont, Mr. Hanna, Mr. Kelsey, Mr. Schaller, and Mr. Benavides Motion carried.***

Mr. Schaller moved to the next item on the agenda, informal site plan review of Fed-Ex expansion. Mr. Jack Hilbert, attorney representing FedEx Ground, introduced two gentlemen from Mannik Smith. Mr. Michael Brand, Mannik Smith Group, discussed the plans to expand 62,000 square feet to their distribution wing, 2,600 local city area where they distribute locally, 1,100 square feet to the gateway building, where all employees enter and leave, and 4,500 square feet to maintenance facility. Will also add 15 acres pervious pavement: this included parking for employees and tractors. Most of the new pavement work will take place in the already graded areas for pavement. Mr. Brand stated there were some modifications. FedEx is purchasing two parcels at the corner of 3<sup>rd</sup> and J Streets; will use this space for employee and tractor parking. He went on to state that they have had discussions with various entities like the Army Corps of Engineers, Ohio EPA, and Wood County officials to meet all the requirements related to wetlands and catch basins.

Mr. Schaller asked about timeline. Mr. Brand expects to have wetland permit by the middle of September 2014. Everything south of the wetlands will happen as soon as they have gone through the process with Perrysburg Township and Wood County. Mr. Brand stated they will be on the June 9 agenda of the Zoning Commission for a formal Site Plan Review.

Mr. Hilbert mentioned the updated Traffic Study of the area around FedEx. It was requested in 2012 that there be an updated study and Mr. Hilbert stated Mannik Smith Group is now authorized to proceed with an updated study.

Mr. Schaller asked about the zoning of the recent acquisitioned properties. Mr. Hilbert stated he spoke to Mrs. Hemminger about this topic and the two parcels are both zoned I-2.

Mrs. Warnimont asked a question about truck exits from the FedEx complex related to Glenwood Road. Mr. Brand stated it would be about 50 feet apart.

Mr. Hilbert mentioned the work of improving the 3<sup>rd</sup> Street corridor which will begin in late 2014. They are working collaboratively with the State of Ohio and Perrysburg Township on this project.

Mr. Schaller moved to the next item- the 2014 Zoning Initiative. Mrs. Hemminger presented the new map with a change at 8945 Five Point Road which has a small landscaping facility and should be zoned I-2- General Industrial. Mr. Schaller asked for a motion ***Mr. Hanna made a motion, to approve the recommendation of the new proposed zoning map to the Board of Perrysburg Township Trustees, with Mrs. Warnimont seconding the motion.*** Mr. Schaller asked Mrs. Hemminger to take a vote on that motion. *YES- Mr. Hanna, Mrs. Warnimont, Mr. Kelsey, Mr. Schaller, and Mr. Benavides. Motion carried.*

Mr. Schaller moved to the April 2014 Zoning Activity Report.

- Mrs. Hemminger stated there was a Public Hearing on May 13 to discuss the re-zoning of the Brossia-Stevens property
- There is also another Public Hearing set for May 20 to discuss the Zoning Initiative
- The Board of Zoning Appeals (BZA) approved a Variance at the April meeting for a property on Woodland Avenue
- The BZA also approved a Conditional Use for the installation of a wireless tower on Simmons Road. At their May meeting the BZA will review the appeal of a property on Apex Road
- Mrs. Hemminger went on to discuss a notification received from the City of Perrysburg about an annexation for a property on Hull Prairie Road
- eMerge is still scanning documents; 1996-2007 Zoning Certificates are completed. 2008-2013 are out being scanned
- March had 17 and April had 18 Zoning Certificates

Mr. Schaller asked if there was a motion to adjourn the meeting. ***Mrs. Warnimont made a motion to adjourn, with Mr. Kelsey seconding the motion.*** *YES- Mrs. Warnimont, Mr. Kelsey, Mr. Hanna, Mr. Schaller, and Mr. Benavides. Motion carried.*

**Respectfully submitted,**  
Rosanna Violi