



Zoning Commission Meeting Minutes
August 11, 2014 6:00 p.m.

Mr. Schaller, Vice- 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. Ore

Members absent: Mr. Black and Mr. Normand

Mr. Schaller asked for a motion to approve the amended agenda for August 11, 2014. ***Mr. Hanna made a motion, to approve the amended agenda, with Mrs. Warnimont seconding the motion.*** Mr. Schaller asked Mrs. Hemminger to take a vote on that motion. ***YES- Mr. Hanna, Mrs. Warnimont, Mr. Schaller, Mr. Kelsey, and Mr. Ore. Motion carried.***

Mr. Schaller stated there was no quorum from the previous meeting so the approval of the minutes will be postponed.

Mr. Schaller stated there was nothing official on the formal public meeting agenda except for an informal site plan review.

Mr. Jay Wilson, representing ABC Auto Auction at 9797 Fremont Pike, spoke about an expansion to the south of the current building. The expansion is needed because business has grown; expansion will include two structures and paving land to the south to add additional parking spots. Mr. Wilson stated they would have everything laid out for a formal site plan review at a later meeting.

Mr. Schaller mentioned the stormwater and detention issues. Mr. Wilson stated all these issues will be addressed in the formal site plan. Mr. Wilson stated the plans will improve and take care of the additional structures related to the drainage and sewer issues. Mr. Schaller also mentioned the landscape buffer and Mr. Wilson stated this was included on the west side of the property but the east side of the property is currently farm land and no residences. Mr. Wilson stated he was unsure if a buffer would be needed for that area. Mr. Schaller stated that many residents were vocal about this in the past but unsure of the current opinion.

Mr. Schaller asked if this constituted a major site plan review. Mrs. Hemminger mentioned that two years ago the Zoning Resolution was updated and now states that site plans expire after two years. Mrs. Hemminger then stated that two years have passed for this site plan so it would be another formal review. Mr. Wilson stated they would have a formal site plan for the next meeting.

Mrs. Warnimont asked where the additional structures will be constructed. Mr. Wilson

used the site plan drawings and showed Mrs. Warnimont where the structure would go. Mr. Hanna asked how big one of the structure would be and Mr. Wilson stated it would be 32 x 80 ft and about 2,400 square feet.

The Zoning Commission and Mrs. Hemminger stressed the importance of getting in the plans ASAP to ensure there is ample time for review by the engineer.

Mr. Schaller moved to the June and July 2014 Zoning Activity Report.

- Mrs. Hemminger mentioned the FedEx Ground expansion plan and there are still a few outstanding items but a Zoning Certificate was issued.
- July 14 Zoning Commission meeting was cancelled
- Board of Zoning Appeals last meeting was in June
 - Two items were for FedEx Ground and both were approved
 - One item was related to a home on Gleneagles for a variance on a covered deck and that was also approved
- Board of Zoning Appeals July 15 meeting was cancelled
- The 2014 Zoning Initiative ballot language was approved by the Secretary of State
- The Board of Trustees approved litigation for a property in Perrysburg Heights on Lincoln Blvd as the property owners had the driveway completely packed with cars and there was scrapping going on
- Wood County Planning Commission reviewed two replats
 - Waterford Beside the River Lots 16 and 17 into one buildable lot and Lots 7 and 8 in Cambridge for a large addition on the home
- Mrs. Hemminger discussed the I-75 Partnership Meeting held in BG related to the large project on the expressway. Expect some detours
- June: 32 Zoning Certificates (\$2,205)
- July: 33 Zoning Certificates (\$1,986)
 - 11 single family dwellings
 - Approved the pond on southeast corner of State Route 20 and 75
 - Approved sign for Halloween City
 - Lots of swimming pools

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.*** Mr. Schaller asked Mrs. Hemminger to take a vote on that motion. ***YES- Mrs. Warnimont, Mr. Kelsey, Mr. Schaller, Mr. Hanna, and Mr. Ore. Motion carried.***

Respectfully submitted,
Rosanna Violi