



Zoning Commission Meeting Minutes **October 16, 2017 6:00 p.m.**

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

Members present: Mr. Black, Mr. Schaller, Ms. Warnimont and Mr. Normand.

Members absent: Mr. Hanna, Mr. Kelsey and Mr. Ore.

Mr. Black asked for a motion to approve the agenda for October 16, 2017. **Mr. Schaller made a motion, to approve the agenda, with Ms. Warnimont seconding the motion.** Mr. Black asked Ms. Hemminger to take a vote on that motion. *YES – Mr. Schaller, Ms. Warnimont, Mr. Normand and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from the July 17, 2017 meeting. **Ms. Warnimont made a motion, to approve the minutes, with Mr. Schaller seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion *YES- Ms. Warnimont, Mr. Schaller and Mr. Black. ABSTAIN – Mr. Normand. Motion carried.*

Mr. Black moved to the first matter of business **SPR2017-03 – Eckel Trace Plat 5** Eckel Trace Development, Ltd., 3150 Republic Boulevard, Toledo, OH has submitted [Eckel Trace Plat 5](#) for site plan review and approval. Eckel Trace Development, Ltd. is the owner and developer of Plat 5. The property, containing 5.005 acre of land, is zoned R-3 Suburban Residential and consists of 11 single-family residential lots.

Mr. Greg Boudouris, Engineers, Surveyors & Associates, LLC, represented the application, reported he would be happy to answer any questions that the board members may have. Ms. Hemminger noted that the Wood County Planning Commission will review the plat at their November 2017 meeting and reported the plat was the final plat for development within Eckel Trace Subdivision.

Mr. Black asked if there were any additional comments or discussion and entertained a motion. **Mr. Schaller made a motion to approve SPR2017-03 with Ms. Warnimont seconding.** Mr. Black stated there was a motion and a second to approve and asked if there was any further discussion. There being no further discussion, Mr. Black asked Ms. Hemminger to please call roll. *YES – Mr. Schaller, Ms. Warnimont, Mr. Normand and Mr. Black. Motion carried.*

Mr. Black moved to the next matter before the board **Informal Site Plan Review – 10411 Fremont Pike LLC** Stonefield Engineering & Design, on behalf of 10411 Fremont Pike LLC, requests informal site plan review for the construction of two 7,742 square feet multi-tenant buildings at [10411 Fremont Pike \(P60-400-026104002001\)](#). The subject property contains 2.917 acres and is zoned C-2 Community Business District. The property is located within the Route 20/23 Overlay Zone.

Mr. Jake Modesto, Stonefield Engineering & Design, 28454 Woodward Avenue, Royal Oak, MI 48067, spoke on behalf of the application. Mr. Black questioned if the applicant was in receipt of

the most recent comments from the review engineer. Mr. Modesto stated he was. Mr. Modesto went on to described the property as well as the surrounding properties. Mr. Modesto stated they request to construct two 7,742 square feet multi-tenant building that would be separated by a patio area. Mr. Modesto described the parking area and access challenges. Mr. Modesto stated they were requesting preliminary approval and final approval, should the board members see fit.

Mr. Modesto stated the applicant proposed to extend both an access road that currently dead ends into the property and the Miller Drive access road, providing for one continuous service drive to the surrounding properties. Mr. Modesto explained that their property was a missing piece to the service drive and explained that they would like to connect the service road at the rear of their property. Mr. Modesto reported access has been discussed at depth with ODOT and Perrysburg Township and described several modifications made to the original plan.

Mr. Black asked them to share information on the Miller Drive extension. Mr. Modesto stated Miller Drive will be constructed to Wood County Standards and explained that ODOT proposed several changes to the Oakmead Drive and State Route 20/23 intersection. Mr. Black questioned about the access from Kohl's. Mr. Modesto stated there was a 60 foot easement allowing access to connect the properties and stated they will provide a 30 foot wide easement through their property and connect to the 30 foot wide Miller Drive. Mr. Black questioned if the access documents were submitted for review with the site plan. Mr. Modesto stated they were planning to submit the documents upon approval of the layout. Mr. Schaller questioned how the service road would be maintained. Mr. Modesto stated the 60 foot public right-of-way would be maintained by the public while the service road would be maintained privately. Mr. Schaller questioned how individuals would go westbound from the property. Mr. Modesto stated drivers would need to go to a signalized intersection; Carronade Drive or Simmonds Road.

Mr. Black expressed concern that documentation detailing the Kohl's cross access easement and Miller Drive extension were not prepared. Mr. Modesto stated they will have that drafted for submission. Mr. Modesto requested conditional final approval; upon submission of the easement documentation to Perrysburg Township and approval from ODOT. Mr. Black thanked the applicants for coming to them for preliminary site plan approval and stated they will be on the November Zoning Commission agenda for final site plan approval.

Mr. Mario Kiezi, 13474 Partridge Run, Shelby Township, MI introduced himself and stated he was the developer of the site. Mr. Kiezi stated he has been actively developing in northwest Ohio and was new to Perrysburg Township. Mr. Kiezi stated they will be adding a clock to the front of the patio area and would offer to add "Perrysburg Township" on the clock. Mr. Kiezi stated he has Class A tenants slated for the property.

Ms. Hemminger provided members with a brief status update on zoning change requests.

There being no further discussion, Mr. Black entertained a motion to adjourn. **Mr. Schaller made a motion to adjourn, with Mr. Normand seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

Meeting adjourned at 6:30pm.

Respectfully submitted,
Kelly Hemminger