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## **Zoning Commission Meeting Minutes** **November 13, 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, Mr. Hanna, Mr. Kelsey, and Ms. Warnimont.*

*Members absent: Mr. Normand and Mr. Ore.*

Mr. Black asked for a motion to approve the agenda for November 13, 2017. **Mr. Schaller made a motion, to approve the agenda, with Mr. Hanna seconding the motion.** Mr. Black asked Ms. Hemminger to take a vote on that motion. *YES – Mr. Schaller, Mr. Hanna, Mr. Kelsey, Ms. Warnimont, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from the October 16, 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. Hanna and Mr. Kelsey. Motion carried.*

Mr. Black moved to the first matter of business **SPR2017-04 – 10411 Fremont Pike** Stonefield Engineering & Design, on behalf of 10411 Fremont Pike LLC, requests review and final site plan approval 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 of Stonefield Engineering & Design, 28454 Woodward Avenue, Royal Oak, MI, representing the applicant, reported a site plan was informally presented to the Zoning Commission on October 16, 2017. Mr. Modesto stated they fulfilled comments from the review engineer and he presented members with documents relating to the cross access easement. Mr. Modesto stated they were requesting final site plan approval.

Mr. Black referenced a letter dated November 13, 2017 from Stonefield and questioned if the review comments had been completed. Mr. Black asked if the cross access easement had been submitted and reviewed. Mr. Celley, Township Administrator, reported the cross access easement was being reviewed by the Law Director and suggested that approval of the site plan could be conditioned on review and approval of the easement by Township staff and Law Director. Mr. Black questioned if the clock would say “Perrysburg Township”. Mr. Mario Kiezi, developer, stated that it would be included. Mr. Black stated that all review comments needed completed prior to final approval and entertained a motion from Commission member. Mr. Celley stated the Zoning Certificate would not be approved until all outstanding items were completed. **Mr. Schaller made a motion, to approve SPR2017-04, contingent upon submission of any outstanding items on the review letter dated November 13, 2017, with Mr. Hanna seconding.** Mr. Black stated there was a motion and a second to approved and asked if there was any further discussion. Hearing none, Mr.

Black asked Ms. Hemminger to please call roll. *YES – Mr. Schaller, Mr. Hanna, Mr. Kelsey, Ms. Warnimont, and Mr. Black. Motion carried.*

Mr. Black moved to the next matter before the board **ZLA2017-02 Cynthia A. Holmes, Trustee (East River Road)** Cynthia A. Holmes, Trustee, requests to rezone part of Lot 10 in Block “C” in the Plat of East Bend [\(P60-300-704106008000\)](#) from R-1 Rural Residential District (Low Density) to R-3 Suburban Residential District (Medium Density). Property (Parcel “B”) contains 11,265.11 square feet or 0.259 acres of land.

Mr. Black asked all those who wished to make testimony stand to be sworn in, he subsequently swore those in. Mr. Matt Lewandowski, 234 N. Erie Street, Toledo, OH 43604, spoke on behalf of the applicant. Mr. Lewandowski provided members with an exhibit displaying the original Plat of East-Bend dated 1897 and detailed the history of the property. He stated the plat was very unique in that the lots were divided by River Road. Mr. Lewandowski feels the requested zoning change would benefit the sale and financing of the property and requested that a mechanism be presented to allow for a variance.

Mr. Holmes, 29143 Belmont Lake Road, stated the request was pretty simple and anticipated the Zoning Commission would see similar requests in the future as people are required to meet zoning requirements in order to refinance. Mr. Holmes stated all the properties should be changed to R-3 and indicated he saw no reason that the request should not be approved. Mr. Holmes believes all the properties should be changed to R-3.

Mr. Black asked if anyone else wished to comment and reminded all those present that the Zoning Commission would only be making a recommendation to the Board of Trustees. Mr. Black stated the Wood County Planning Commission recommended that the request be denied.

Mr. Jason Brown, 106 Secor Woods Lane, questioned the proposed end use of the property and indicated that he pictured a condominium development, which he does not feel is an appropriate use. Mr. Brown stated it is a mature neighborhood and he would like to see it stay that way, he does not want to see the neighborhood decline. Mr. Black questioned if multi-family was a permitted use within R-3. Ms. Hemminger reported that dwelling, two-family was conditionally permitted within R-3. Mr. Brown expressed additional concern on the end-use.

Mr. Stan Rudey, 29176 E. River Road, echoed Mr. Brown’s concerns. Mr. Rudey stated he was concerned with the size of the parcel.

Mr. Holmes responded to comments and stated they were looking to sell the property for single-family development. Mr. Black stated all permitted and conditional uses needed to be considered for R-3. Mr. Rudey questioned if a conditional use would need additional approval. Mr. Black stated a conditional use would be reviewed by the Board of Zoning Appeals. He further stated that the Zoning Commission needs to consider all permitted and conditional uses when making a recommendation. Mr. Holmes stated he has no plans to build a condominium on the property and confirmed that he has plans to sell the property.

Mr. Kevin Greenfield, 29142 E. River Road, stated he lived across from the property in question. Mr. Greenfield expressed that the R-3 in the middle of the R-1 zoning area goes against the idea of proper zoning. Mr. Greenfield suggested that the zoning board should look at the entire area and determine the best solution.

Ms. Hemminger informed board members that she received one email opposing the zoning change

request. The email was distributed to board members and placed in the file.

Mr. Black asked if there was any further discussion or a motion. ***Mr. Hanna made a motion to approve the application, with Mr. Schaller seconding.*** Mr. Black stated there was a motion and a second and asked if there was any further discussion. Hearing none, Mr. Black asked Ms. Hemminger to please call roll. *NO – Mr. Hanna, Mr. Schaller, Mr. Kelsey, Ms. Warnimont, and Mr. Black. Motion defeated.*

There being no further discussion, Mr. Black entertained a motion to adjourn. ***Mr. Kelsey made a motion to adjourn, with Ms. Warnimont 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