



Zoning Commission
Perrysburg Township *Established 1823*

26609 Lime City Road Perrysburg, Ohio 43551
Phone: 419.872.8863 Fax: 419.872.8889

www.perrysburgtownship.us

Robert S. Black, Chair
Jeff Schaller, Vice-Chair
Carol Warnimont, Secretary
Richard W. Kelsey
Jeffrey Normand
Chuck Ore, Alternate
Brett J. Calvert, Alternate

MEETING AGENDA

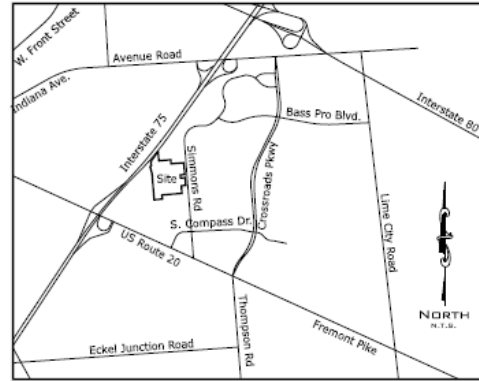
October 21, 2019 @ 6:00pm

1. **CALL TO ORDER** Robert S. Black, Chair
2. **ROLL CALL** Mr. Black, Mr. Schaller, Ms. Warnimont, Mr. Kelsey, Mr. Normand
Mr. Ore (A), Mr. Calvert (A)
3. **APPROVAL OF MEETING AGENDA** October 21, 2019
Action taken: _____
1st _____ 2nd _____
4. **APPROVAL OF MEETING MINUTES** September 9, 2019
Action taken: _____
1st _____ 2nd _____
5. **OLD BUSINESS**
 - a. **SPR 2019-02 DOLLAR GENERAL 28637 OREGON ROAD**
(Con't from 09.09.19) David M. Scherer of Compass Development Group LLC, on behalf of Reitzel Realty LTD and DG Oregon, LLC requests site plan review and approval for proposed construction of a Dollar General at 28637 Oregon Road ([P57-300-36000017000](#)). Project will include demolition and removal of existing vegetation, gravel drive, etc. as necessary to construct a proposed 9,100 square foot retail facility. Proposed site will contain 1.392 acres from a larger existing 6.37 acre parcel. "Retail sales without wholesaling of any commodity or services" are a [permitted use](#) within the existing [C-2 Community Business District](#).
Action taken: _____
1st _____ 2nd _____
6. **NEW BUSINESS**
 - a. **INFORMAL SPR2019-03 PERRYSBURG PLACE APARTMENTS, LLC SIMMONS ROAD**
Perrysburg Place Apartments, LLC, (321 Woodland Pass, East Lansing, MI) requests [informal site plan review](#) for a proposed multi-family apartment complex located on the west side of Simmons Road, between State Route 20 (Fremont Pike) and Interstate 75. Zoning Commission members will engage in informal discussions with applicants prior to formal site plan review. Lot 1 includes a total of 24.80 acres that will be developed in two phases. Lot 2 includes a total of 10.29 acres reserved for future development. All lands, totaling 35.09 acres, are zoned [R-5 Multi-Family Residential District \(High Density\)](#).
Action taken: _____
1st _____
7. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

PERRYSBURG PLACE APARTMENTS, LLC



Location Map
Perrysburg Township, Ohio



LOT 1 – PROPOSED DEVELOPMENT	LOT 2 – FUTURE DEVELOPMENT
Wood County Parcel Number (Acreage)	Wood County Parcel Number (Acreage)
P57-400-040402010000 (10.9 acres)	P57-400-040402008000 (1.64 acres)
P60-400-040402013000 (8.64 acre)	Part of P57-400-040402005000 (1.53 acres)
P60-400-040402014000 (2.22 acres)	Part of P57-400-040402006000 (3.17 acres)
Part of P57-400-040402005000 (1.53 acres)	Part of P57-400-040402007000 (6.56 acres)
Part of P57-400-040402006000 (3.17 acres)	
Part of P57-400-040402007000 (6.56 acres)	

PROPOSED LOT 1 (24.80 acres ex. R/W)		
	PHASE I (14.88 Net Acres)	PHASE II (9.92 Net Acres)
UNITS	216 Units (36 Units/Building) 210 – Two Bedroom Units 6 – One Bedroom Units	144 Units (36 Units/Building) 140 – Two Bedroom Units 4 – One Bedroom Units
DENSITY	14.52 Units/Acre	14.52 Units/Acre
PARKING	432 Required 432 Provided	288 Required 288 Provided