



Zoning Commission Meeting Minutes **November 18, 2019** **6:00pm**

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

Members present: Mr. Black, Mr. Schaller, Mr. Normand, Mr. Kelsey, Ms. Warnimont. Members absent: Mr. Calvert (A), and Mr. Ore (A)

Mr. Black presented Certificates of Appreciation to Ms. Warnimont and Mr. Kelsey. Ms. Warnimont has served on the Zoning Commission for nineteen years. Mr. Kelsey has been on the Zoning Commission for nine years.

Mr. Black asked for motion to approve the agenda for the meeting. ***Ms. Warnimont moved to approve the agenda; Mr. Kelsey seconded the motion.*** YES- *Ms. Warnimont, Mr. Kelsey, Mr. Schaller, Mr. Normand, Mr. Black. Motion carried.*

Mr. Black asked for approval of the meeting minutes for October 21, 2019. ***Mr. Schaller moved to approve the meeting minutes from October 21, 2019, Ms. Warnimont seconded the motion.*** YES- *Mr. Schaller, Ms. Warnimont, Mr. Kelsey, Mr. Normand, and Mr. Black Motion carried.*

Mr. Black asked all those who intended or think they might need to make a presentation to stand and be sworn in; he subsequently swore all those in.

Mr. Black called the public hearing of **ZLA 2019-04 a Zoning Amendment for 28637 Oregon Road**. Speaking on behalf of Paul R. Swartz, et al. Diane Huffman of Spitler Huffman, LLC spoke representing her client, the owners. One of the concerns is places for employees to live with all the expansion that has gone on in and around Perrysburg Township. Her client requests to rezone four (4) parcels: (P57-300-360000006000 (20 acres)), (P57300-360000007000 (21.37 acres)) (P57300-360000008000 (38.16 acres)) and (P57300-360000009000 (1.84 acres)). Totaling 81 acres of land, the applicant wishes to rezone from A-1 Agricultural District to R-5 Multiple Family Residential District (High Density) which they feel is the highest and best use of the property and will enhance marketing opportunities and the buyer pool. The property is located on the northeast corner of Oregon and Ayers Roads. It is in the Rossford School District. Mr. Black asked Ms. Hemminger for any comments; she stated that Wood County Planning Commission

recommended the change for approval earlier this month. Mr. Normand asked if the flood plain issues were addressed. Ms. Huffman said that issue was brought up at the Planning Commission meeting and that development of the property would have to be overseen by the county engineer. Mr. Black asked for additional comments, with no response. Mr. Black asked for further discussion of the matter; with no issues for discussion presented, Mr. Black asked for a motion to approve; ***Ms. Warnimont moved to approve ZLA 2019-04, Mr. Kelsey seconded the motion.*** YES – Ms. Warnimont, Mr. Kelsey, Mr. Normand, Mr. Schaller, Mr. Black

Ms. Huffman asked when the final public hearing would be held. Ms. Hemminger stated that she would be requesting December 4, 2019 at 6:00 p.m. at the Board of Trustees meeting for the final public hearing.

Mr. Black asked Ms. Hemminger for other issues to share. Ms. Hemminger reminded the commission members of the Holliday Party scheduled for December 5, 2019 at the Quality Inn. Ms. Hemminger also mentioned that next month the commission may have the site plan for the Perrysburg Place apartments on Simmons Road on the agenda as she is starting to see paperwork coming in on that project. Mr. Normand asked if the school district had been informed about the upcoming issue. Ms. Hemminger said that at present the site is in two school districts, both Perrysburg and Rossford that the schools are aware and the developers are trying to change to one district. Mr. Black expressed his surprise that the school board does not request to be included in the public hearings. Mr. Black asked if Ms. Hemminger had made any progress in finding consultants to work on the Zoning Resolution updates. She has not made any progress other than the one consulting firm she mentioned previously.

With no other business, Mr. Black asked for a motion to adjourn. ***Ms. Warnimont 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 6:10 pm

Respectfully submitted,
Liz Avery