



Zoning Commission Meeting Minutes **April 12, 2021 6:00 p.m.**

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

Members present: Mr. Black, Mr. Calvert, Mr. Dannhauser, and Mr. Fisher

Members absent: Mr. Schaller and Mr. Ore

Mr. Black welcomed Edward Fisher the newest member of the Zoning Commission.

Mr. Black asked for motion to approve the agenda for the meeting. **Mr. Calvert moved to approve the agenda; Mr. Dannhauser seconded the motion.** *YES - Mr. Calvert, Mr. Dannhauser, Mr. Fisher, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the minutes of the March 8, 2021 meeting. **Mr. Calvert moved for approval, Mr. Dannhauser seconded.** *YES - Mr. Calvert, Mr. Dannhauser, Mr. Fisher, Mr. Black. Motion carried.*

PUBLIC MEETING

Swearing in of all those who wish to testify or make statements before the Zoning Commission..
"Do you hereby swear and affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?"

Jerry Parker, 1 Seagate, Toledo, OH, the attorney for the buyer of the property, was sworn in, for the following matter:

ZLA2021-01 Jerome R. Parker, Attorney for Koch Properties II, LLC, requests to rezone two (2) parcels of land from R-3 Suburban Residential District (Medium Density) to R-5 Multiple Family Residential District (High Density). Parcel Nos. P60-300-704110006000 (2.07 acres) and P60-300-704110007000 (0.13 acres). Property includes sixteen (16) apartment units and is located on the east side of Hufford Road between Avenue Road and E. River Road.

Wood County Planning Commission reviewed this application on Tuesday, April 6, 2021 and unanimously recommended approval of application.

Mr. Parker stated that at one time this was a five acre parcel, and sixteen (16) apartments were built. Since then due to splits, the parcel is about two acres. He spoke briefly on the density of the parcel as medium density, when due to the splits; it is now more high density.

When the buyer went for financing, the financial company said that it was a non-conforming property due to the density of the population. The only way to make the parcel conforming was to re-zone it appropriately. I ask you to concur with the recommendation of the Wood County Planning Commission.

Mr. Calvert asked if this was the formality of the loan, Mr. Parker responded yes, it was to obtain the loan and insurance on the property.

Mr. Black asked for other questions from the board, hearing none, he asked for a motion to approve. **Mr. Dannhauser moved to approve the zoning change, Mr. Calvert seconded the motion.** *YES- Mr. Dannhauser, Mr. Calvert, Mr. Fisher, Mr. Black. Motion carried.*

Ms. Hemminger stated that the Public Hearing in front of the Board of Trustees would be held either May 5, 2021 or May 19, 2020.

Mr. Black asked Ms. Hemminger her expectations for the next Zoning Commission meeting, Ms. Hemminger responded that there will be a May meeting and the commission would be hearing about a rear addition of a gymnasium for Perrysburg Heights Community Center.

Mr. Black asked for public comments and comments from the board. Hearing none, Mr. Black asked Ms. Hemminger for what to expect next month. She responded that she has a zoning change for Hufford Road, and possibly Speedway. She also stated that some things were on hold.

With no other business, Mr. Black asked for a motion to adjourn. ***Mr. Calvert made a motion to adjourn, with Mr. Dannhauser seconding the motion.*** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

The next meeting will be May 10, 2021 at 6:00 p.m.

Meeting adjourned at 6:07pm

Respectfully submitted,
Liz Avery