



Zoning Commission

Perrysburg Township, *Established 1823*

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Robert S. Black,
Jeff Schaller
Brett Calvert
Fred Dannhauser
Edward Fisher
Chuck Ore, *Alternate*
James B. Rorick, *Alternate*

Zoning Commission Meeting Minutes | January 9, 2023 | 6:00 p.m.

Mr. Black opened the meeting and asked Ms. Moore to call roll.

Present | Mr. Black, Mr. Schaller, Mr. Calvert, Mr. Dannhauser, and Mr. Rorick

Absent | Mr. Fisher and Mr. Ore

2023 Election of Officers

Mr. Black entertained a motion for nomination of Chair for 2023. ***Mr. Schaller nominated Mr. Black to continue in that role, Mr. Dannhauser seconded. YES – Mr. Schaller, Mr. Dannhauser, Mr. Calvert, and Mr. Rorick. ABSTAIN - Mr. Black. Motion Carried.***

Mr. Black entertained a motion for Vice-Chair. ***Mr. Black nominated Mr. Schaller as Vice-Chair, Mr. Calvert seconded. YES – Mr. Black, Mr. Calvert, Mr. Dannhauser, and Mr. Rorick. ABSTAIN - Mr. Schaller. Motion Carried.***

Mr. Black entertained a motion for Secretary. ***Mr. Black nominated Mr. Calvert; Mr. Dannhauser seconded. YES – Mr. Black, Mr. Dannhauser, Mr. Schaller, and Mr. Rorick. ABSTAIN - Mr. Calvert. Motion Carried.***

Mr. Black asked for approval of the meeting agenda for January 1, 2023. ***Mr. Schaller moved to approve the meeting agenda; Mr. Rorick seconded the motion. All Yes. Motion carried.***

Mr. Black asked for approval of the meeting minutes for December 12, 2022. ***Mr. Calvert moved to approve the meeting minutes; Mr. Dannhauser seconded the motion. YES – Mr. Calvert, Mr. Dannhauser, Mr. Schaller, and Mr. Black. ABSTAIN – Mr. Rorick. Motion carried.***

Mr. Black advised persons in attendance that site plan review of proposed multi-family residential for Buttonwood Investments had been postponed till the next month, February 13, 2023.

Mach 1 Express Car Wash | Walmart Outlot | Fremont Pike | Part of [P57-400-026102002002](#)

Fran Blanchard, Mach 1 Holdings, LLC, and Kenneth A Hicks, Jr, Diverse Development, request site plan review and approval for proposed construction of a 6400 SF express car wash. Property is zoned Planned Unit Development – Mixed (PUD-M) and located within the State Route 20/23 Overlay District. Proposed site includes 1.516 acres, part of Wood County Parcel No. [P57-400-026102002002](#) (3.34 acres).

Project Engineer: Daniel R. Stone, Van Horn Hoover & Associates, Inc.

Township Engineer: Tom Yurysta, Proudfoot Associates, Inc.

Mr. Black asked who would be representing application. Mr. Daniel R. Stone, Van Horn Hoover & Associates, 3200 N. Main Street, Findlay, OH represented application on behalf of his client, Mach 1 Holdings, LLC. Mr. Austin Evans, Mach 1, 200 Armory Road, Centre, AL and Ken Hicks, Diverse Development, 1428 Albon Road, Holland, OH introduced themselves.

Mr. Stone provided Commission members with project description and indicated all comments from township review engineer had been addressed. Mr. Stone stated a response had been submitted along with revised plans earlier that day. Mr. Stone believed most of the comments were minor and some required no response. Mr. Stone stated they were working with Wood County Engineer regarding drainage as well as storm water review and approval. Mr. Stone indicated storm water would be directed to Walmart detention pond. Mr. Black expressed how important storm drainage was for Perrysburg Township. Mr. Stone questioned if conditional approval could be granted without approved storm water. Mr. Black indicated it could but additional discussion with township review engineer would be needed. Mr. Tom Yurysta, Proudfoot Associates, Inc, review engineer for Perrysburg Township, stated he spoke with Kevin Laughlin at Wood County Engineers Office regarding storm water and drainage. Mr. Yurysta confirmed the site was able to utilize Walmart pond for drainage. Mr. Black questioned if storm drainage plan had been approved by Wood County. Mr. Yurysta stated they had not approved of the storm drainage plan. Mr. Black stated storm water was a big issue and questioned if all other comments had been addressed. Mr. Yurysta indicated he still had concerns with revised plans; one or two access drives, drainage, lighting. Mr. Stone confirmed two access drives. Mr. Yurysta stated drainage was not shown on second access drive. Mr. Stone indicated sheet drainage was provided to an existing catch basin. Mr. Black had concerns with sheet drainage. Mr. Dannhauser questioned legality of draining to Walmart pond and if agreements were in place. Mr. Stone stated pond was designed for the outlot to be developed and they were working with Walmart to approve plans. Mr. Hicks stated easements would be in place with Walmart; Wood County requested this documentation as well. Mr. Black stated all outstanding comments need to be in order prior to final approval from the Commission.

Mr. Black suggested deferral of site plan consideration to the next month and asked for a motion. Mr. Calvert made a motion to defer consideration of site plan to next month, February 13, 2023 (6pm), with Mr. Schaller seconding the motion. Mr. Black asked for further discussion and roll call. YES – Mr. Calvert, Mr. Schaller, Mr. Dannhauser, Mr. Rorick, and Mr. Black. Motion carried.

Mr. Black asked for public comments. Mr. Eckel introduced Mr. Michael Grimm, township resident, who has expressed interest in serving on the Board of Zoning Appeals. Mr. Schaller questioned if the fire department had reviewed and approved of Mach 1 site plan. Ms. Moore provided them with plans but will confirm they approve. Mr. Yurysta stated additional concerns surrounding fire access, parking requirements, and signage that needed to be addressed.

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

Meeting adjourned at 6:20pm

Respectfully submitted,
Kelly Moore