



## Zoning Commission

**Perrysburg Township**, *Established 1823*

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

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### Zoning Commission Meeting Minutes Meeting Minutes | February 14, 2022 | 6:00 p.m.

Mr. Black - Chair opened the meeting and asked Ms. Moore to take a roll call.

Members present: Mr. Black, Mr. Schaller, Mr. Calvert, Mr. Dannhauser, Mr. Fisher, Mr. Ore (A), and Mr. Rorick (A)

#### Election of Officers

**Mr. Black entertained a motion for nomination of Chair for 2022, Mr. Schaller nominated Mr. Black to continue in that role, Mr. Dannhauser seconded.** YES – *Mr. Schaller, Mr. Dannhauser, Mr. Dannhauser, Mr. Calvert, and Mr. Fisher. ABSTAIN - Mr. Black. Motion Carried.*

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

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

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

Mr. Black asked for approval of the meeting minutes for December 13, 2021. **Mr. Dannhauser moved to approve the meeting minutes; Mr. Fisher seconded the motion.** YES – *Mr. Dannhauser, Mr. Fisher, Mr. Schaller, Mr. Calvert, and Mr. Black. Motion carried.*

#### **SPR2022-01 | Mr. Storage | 0 Fremont Pike | P57-400-066000015000 | 12.16 acres**

Cappelletty Engineering, on behalf of Signature Self Storage, Ltd, request site plan review and approval for a proposed self-storage facility on the south side of Route 20 east of Thompson Road. Property is zoned C-2 Community Business District and located within the State Route 20/23 Overlay District, containing 12.16 acres of land.

Conditional Use Permit for Mr. Storage self-storage facility was approved by Perrysburg Township by Board of Zoning Appeals on January 18, 2022 on the condition that at such time as the

Township or ODOT should determine to extend a service road across the property, the property owners will negotiate in good faith to accomplish such extension.

Thomas Yurysta	Proudfoot Associates (Whitehouse, OH)	Twp Review Engineer
David Langendorfer Jr.	3883 W Bancroft, Ottawa Hills, Ohio	Mr. Storage, Owner
Michael Cappelletty	6145 Douglas Road, Toledo, Ohio	Project Engineer

Mr. Black requested information concerning correspondence from Trustee Gary Britten dated February 7, 2022. Ms. Moore stated it related to a proposed access road and introduced Trustee Britten to explain and take questions. Mr. Britten, 10700 Roachton Road, Trustee and Township Resident, shared a public opinion/public record from then Law Director, Walt Celley, dated September 2010, reference Chick-fil-A property. Mr. Britten stated an access road needs constructed, to Wood County Engineer standard, for the proposed Mr. Storage. Mr. Britten had conversations with John Musteric, Wood County Engineer, and Ben Cordes, ODOT, concerning importance of the access road constructed to county standards.

Mr. Cappelletty indicated he was under the impression, based on conversations with ODOT, that proposed access road was too close to Thompson Road and SR20. Mr. Cappelletty stated direct access onto SR20 was approved by ODOT due to uncertainty of access road construction, timing, and location. Mr. Cappelletty provided details on a proposed commercial drive running parallel to SR20. Mr. Black stated the access road may not need to be constructed now, but easements need to be in place if it is determined to extend a service road across the property. Mr. Cappelletty stated conditional use for the storage facility was approved by Perrysburg Township Board of Zoning Appeals on condition that at such time the Township or ODOT should determine to extend a service road across the property, the property owners will negotiate in good faith to accomplish such extension. Mr. Langendorfer Jr said they were willing to provide an easement for construction of an access road but due to uncertainty, do not feel construction would be necessary at this time.

Mr. Black agreed the access road may not need to be constructed now. Mr. Britten stated he and Mr. Cappelletty received conflicting information from ODOT and Wood County Engineer; Mr. Britten indicated both were in support of the access road. Mr. Cappelletty stated they have and will continue to work with Perrysburg Township on access road development. Mr. Britten stated a sixty (60) foot right-of-way for proposed access road will be necessary. Mr. Britten offered to organize a meeting to further discuss proposed access roadway with applicants, Wood County Engineer, and ODOT.

Mr. Black stated additional discussions were necessary and he felt compelled to table consideration of the matter. Mr. Calvert moved to table consideration of the matter; Mr. Dannhauser seconded the motion. YES – Mr. Calvert, Mr. Dannhauser, Mr. Schaller, Mr. Fisher, and Mr. Black. Motion carried.

**SPR2022-02 | Raising Cane's | 10576 Fremont Pike | P60-400-090101020000 | 1.433 acres**

OLIO Development Group, on behalf of Raising Cane’s, requests site plan review and approval for a proposed sit down and double lane drive-thru quick serve restaurant at 10576 Fremont Pike, within French Quarter Square Development. Property is zoned C-2 Community Business District and located within the State Route 20/23 Overlay District.

Josh O’Neil	DGL Consulting Engineers	Township Review Engineer
Ashley Newnam	OLEO Development Group	Design/Development Engineer
Jara Barreto	OLEO Development Group	Engineer
Michael Lenz	Mannik Smith Group	Engineer

Ms. Newnam reported proposal to construct a 3,665 square foot building with patio and wrap-around double drive through. Hours 9am - 11pm, every day. Mr. Calvert questioned timeline of proposed project. Ms. Newnam indicated construction would take about three (3) months and they hoped to open by end of year 2022.

Mr. Black asked if engineering review was complete. Ms. Moore reported engineering review was complete and a recommendation for approval was received from the township review engineer. Mr. Black asked for questions from Board members. Mr. Fisher expressed concerns surrounding access to the property, which may be like Chick-fil-A, located east on SR20. Ms. Newnam described proposed stacking and provided details on a proposed bypass lane to address peak traffic flow.

Mr. Black asked for comments from Commission members or a motion to approve the site plan. **Mr. Schaller moved to approve SPR2022-02; Mr. Calvert seconded the motion. YES – Mr. Schaller, Mr. Calvert, Mr. Dannhauser, and Mr. Black. ABSTAIN – Mr. Fisher. Motion carried.**

### **SPR2021-03 | Service Leaders, LLC | 29250 Glenwood Rd | P57-300-35000012000**

Shawn Hoover, Service Leaders LLC, requests site plan review and approval for required security fencing to enclose an approved self-storage service at 29250 Glenwood Road. Site includes 3.87 acres of land zoned I-2 General Industrial District. Per Article VII.J.10 - Fences associated with commercial and industrial projects may exceed the maximum permitted height if there is a demonstrated need for additional screening. Said fencing shall be approved as part of the Site Plan Review process.

Site plan approved by ZC December 13, 2021. BZA denied variance request on required fencing January 18, 2022. Minutes attached

Mr. Shawn Hoover, 8146 W US 224, New Riegel, OH represented the application. Mr. Hoover indicated fencing was designed by business partners and their engineer. Mr. Hoover indicated the proposed fencing may not provide security, but it was aesthetically pleasing and easier to maintain than a chain link fence. Mr. Black asked Ms. Moore about zoning requirements. Ms. Moore indicated storage facilities require an approved security fence; no definition of security fence provided within Zoning Resolution. Mr. Black noted a variance had been denied by Perrysburg Township Board of Zoning Appeal for required fencing.

Mr. Black asked for questions from Commission members or a motion to approve. **Mr. Calvert moved to approve proposed security fencing on SPR2021-03; Mr. Dannhauser seconded the motion.** *YES – Mr. Calvert, Mr. Dannhauser, Mr. Schaller, Mr. Fisher NO- Mr. Black. Motion carried.*

The next meeting will tentatively be held on March 14, 2022, at 6:00 p.m. With no other business, Mr. Black asked for a motion to adjourn. **Mr. Dannhauser made a motion to adjourn, with Mr. Schaller seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried. Meeting adjourned at 7:00pm

**Respectfully submitted,**  
Kelly Moore