



Zoning Commission

Perrysburg Township, *Established 1823*

26609 Lime City Road Perrysburg, Ohio 43551
Phone: 419.872.8861 Fax: 419.872.8889

www.perrysburgtownship.us

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

Zoning Commission Meeting Minutes Meeting Minutes | May 9, 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. Calvert, Mr. Fisher, and Mr. Rorick

Members absent: Mr. Schaller, Mr. Dannhauser, and Mr. Ore

Mr. Black asked for approval of the meeting agenda for May 9, 2022. **Mr. Calvert moved to approve the meeting agenda; Mr. Fisher seconded the motion.** YES – Mr. Calvert, Mr. Fisher, Mr. Rorick, and Mr. Black. *Motion Carried.*

Mr. Black asked for approval of the meeting minutes for February 14, 2022. **Mr. Rorick moved to approve the meeting minutes; Mr. Calvert seconded the motion.** YES – Mr. Rorick, Mr. Calvert, Mr. Fisher, and Mr. Black. *Motion carried.*

[Hickory Hill | PUD Amendment | Pamela S. Rudolph, Trustee | 30267 Hickory Hill Drive](#)

Fritz and Pamela Rudolph request informal consideration of an amendment to Hickory Hill PUD to allow for construction of a new single-family dwelling. If Zoning Commission deems the proposed minor change acceptable, Commission will recommend approval to Township Trustees. If the proposed minor change is considered insupportable or Major Change, the appropriate review and public hearing process will be followed as indicated in Section L.2. (Amendment, Major).

[Article VI. PUD – Planned Unit Development District | Section L. Amendments \(Changes\)](#)

Wood County Parcel Nos. [P57-300-740101022000](#); [P57-300-740101030000](#)

Frederick John Rudolph, 6486 Latcha Road, Walbridge, OH 43465 provided members with a sketch of proposed development. Mr. Black asked if all applications had been submitted. Ms. Moore indicated applicant will need to submit Application for Zoning Certificate and Wood County Engineer storm water approval. Mr. Black questioned staff position. Ms. Moore believes the request qualifies as a minor change to the PUD. Ms. Moore advised that application and recommendation Zoning Commission would be forwarded to Board of Trustees on Wednesday, May 18, 2022 (4pm).

Mr. Black indicated they will need a motion to recommend approval to Trustees as a minor amendment to the Planned Unit Development. **Mr. Calvert moved to approve as minor amendment; Mr. Fisher seconded the motion.** YES – Mr. Calvert, Mr. Fisher, Mr. Rorick, and Mr. Black. *Motion carried.*

Mr. Black referenced plans for proposed Mr. Storage and directed Ms. Moore to seek input from Board of Trustees pertaining to a recorded access easement. Ms. Moore stated she had spoken

with the project engineer, Mike Cappelletty, regarding the easement. Ms. Moore indicated the developer is willing to accommodate the easement once a location is determined.

Upcoming – Chick-fil multi lane order point (MLOP) being reviewed by Proudfoot Associates

Next meeting date: June 13, 2022, at 6:00 p.m. With no other business, Mr. Black asked for a motion to adjourn. **Mr. Rorick made a motion to adjourn, with Mr. Fisher 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