



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*

Zoning Commission Meeting Minutes June 13, 2022 | 6:00 p.m.

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

Present: Mr. Black, Mr. Schaller, Mr. Calvert, Mr. Dannhauser, Mr. Fisher, Mr. Ore, and Mr. Rorick

Mr. Black asked for approval of the meeting agenda for June 13, 2022. **Mr. Schaller moved to approve the meeting agenda; Mr. Dannhauser seconded the motion.** YES – Mr. Schaller, Mr. Dannhauser, Mr. Calvert, Mr. Fisher, and Mr. Black. *Motion Carried.*

Mr. Black asked for approval of the meeting minutes for May 9, 2022. **Mr. Calvert moved to approve the meeting minutes; Mr. Dannhauser seconded the motion.** YES – Mr. Calvert, Mr. Dannhauser, Mr. Fisher, and Mr. Black. ABSTAIN – Mr. Schaller. *Motion carried.*

INFORMAL SITE PLAN REVIEW | [Mr. Storage](#) | 9875 Fremont Pike | [P57-400-066000015000](tel:57400066000015000)

Cappelletty Engineering, on behalf of Signature Self Storage, Ltd, requests informal site plan review 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.

Site plan was originally considered by Commission members on February 14, 2022. Matter was tabled to allow for additional discussions to take place pertaining to proposed access road.

Conditional Use Permit for Mr. Storage self-storage facility was approved by Perrysburg Township 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.

Township Review Engineer: Thomas Yurysta, Proudfoot Associates, Inc.

Mr. Michael Cappelletty, Cappelletty Engineering (6145 Douglas Road, Toledo, OH), provided a brief history on plan submittals and review for the proposed Mr. Storage. Mr. Cappelletty reported a legal description for access easement was being drafted and an agreement would be in place between Perrysburg Township and owners with intent that when the access road was designed, the easement would go into effect. Mr. Cappelletty reported the required access road changed the original design considerably, cutting through originally proposed buildings. Mr. Cappelletty was requesting informal review of the proposed plan and layout/placement of buildings to get feedback from members prior to final design and formal submission. Mr. Cappelletty stated plans would be reviewed by ODOT, Perrysburg Township, and Wood County. Mr. Cappelletty stated building locations were revised due to the proposed access road and the owners were exploring a possible new outlet.

Mr. Black stated the property was located within the State Route 20 Overlay District. Mr. Black questioned if feedback had been received from Trustees on the proposed access easement location. Ms. Moore stated the proposed site plan was distributed but she had received no feedback. Mr. Cappelletty met with Mr. Celley, Mr. Britten, and other affected parties to determine proposed location and recognized that final site plan approval will not be received without a recorded easement and legal description in place. Mr. Cappelletty stated sample language for the infrastructure agreement with Perrysburg Township would be provided by Mr. Celley. Mr. Schaller questioned if proposed plan would work with access easement. Mr. Cappelletty stated he believed it would. Mr. Cappelletty briefly described appearance of storage and office building. Mr. Calvert suggested that the same materials and building height are proposed for the office and front storage buildings. Mr. Schaller asked if the fire department was provided with plans for review. Ms. Moore confirmed plans had been provided to the fire department for review.

Mr. Schaller questioned if the future access road would create a front yard for the storage buildings. Ms. Moore confirmed additional yard designations would result with additional right-of-way. Mr. Cappelletty indicated a fifty (50) foot setback had been provided from storage buildings to the proposed access easement right-of-way. Mr. Cappelletty noted the revised plans would need ODOT and Wood County review and approval.

SPR2022-03 | Villas at Bonita Farm | Oregon Road | [P57-300-36000006502](tel:5733003600) | 25 acres

Pride One Construction requests site plan review and approval for a proposed 180 unit multi-family residential apartment development. Proposed site will be located on the east side of Oregon Road between Ayers Road and Walbridge Road. Property is zoned R-5 Multiple-Family Residential District (High Density) and contains approximately 25 acres of land.

Township Review Engineer: Thomas Yurysta, Proudfoot Associates, Inc.

Mr. Michael Knerem, Development Manager, Pride One (2211 Medina Road, Medina, OH) presented plans for the 180 unit multi-family complex. Mr. Knerem reported no major changes had been made since the informal review with Commission Members; minor changes had been made to detention areas. Mr. Black asked for comments. Ms. Moore stated plans had been reviewed by Mr. Yurysta. Mr. Yurysta confirmed that all his comments had been addressed. Mr. Calvert questioned if it would be senior housing. Mr. Knerem stated it was age targeted but not age restrictive with the average tenant above the age of 50. Mr. Calvert questioned if development would be phased. Mr. Knerem stated that was still being discussed internally, noting all amenities and detention would be completed with the first phase.

Mr. Black asked for additional comments or a motion to approve. **Mr. Calvert moved to approve, with Mr. Dannhauser seconding the motion.** YES – Mr. Calvert, Mr. Dannhauser, Mr. Fisher, Mr. Schaller, and Mr. Black. Motion carried.

With no other business, Mr. Black asked for a motion to adjourn. **Mr. Schaller made a motion to adjourn, with Mr. Calvert seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried. Meeting adjourned at 6:22pm.

Respectfully submitted,
Kelly Moore