



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 September 12, 2022 | 6:00 p.m.

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

Absent | Mr. Calvert and Mr. Ore

Mr. Black - Chair opened the meeting and requested modification to agenda to elect temporary secretary as Mr. Calvert was absent. **Mr. Schaller nominated Mr. Dannhauser as secretary; Mr. Rorick seconded.** YES – Mr. Schaller, Mr. Rorick, Mr. Fisher and Mr. Black. ABSTAIN – Mr. Dannhauser. *Motion carried.*

Mr. Black asked for approval of the meeting agenda for September 12, 2022. **Mr. Schaller moved to approve the meeting agenda; Mr. Dannhauser seconded the motion.** YES – Mr. Schaller, Mr. Dannhauser, Mr. Fisher, Mr. Rorick, and Mr. Black. *Motion carried.*

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

ZLA2022-01 Kazmaier | 319 acres | SW corner State Route 20 @ Lime City Road Marvin A. Robon of Barkan & Robon LTD, on behalf of Michael Kazmaier, Connie Kazmaier, and Mitchell Kazmaier, requests to rezone nine (9) parcels consisting of 316.26 acres of land from A-1 Agricultural District to I-2 General Industrial District. Property is located at the southwest corner of State Route 20 (Fremont Pike) and Lime City Road. Wood County Parcel Nos. [P57-400-06600002000](#); [P57-400-15000001502](#); [P57-400-15000002000](#); [P57-400-06600004000](#); [P57-400-15000008001](#); [P57-400-15000008000](#); [P57-400-15000009000](#); [P57-400-15000007000](#); [P57-400-15000001500](#)

Mr. Black asked all those who intend or think they might need to make a presentation to stand and be sworn in; he subsequently swore those in.

Marvin A. Robon, Barkan & Robon LTD, 1701 Woodlands (Maumee, OH) spoke on behalf of the application. Mr. Robon stated the Kazmaier Family has lived in Perrysburg Township since the 1800's and own over 300 acres of land. Mr. Robon introduced Ned Coyle, Reichle Klein Group, who has had the property listed for over two years. Applicants request industrial zoning designation to assist with marketing of property. Mr. Robon noted issues with respect to the property 1) located on a state highway and 2) existing railroad that industrial could utilize spur. Mr. Robon indicated abundance of unzoned land but utilities and rail access were not readily available. Mr. Robon distributed a map produced by Wood County Engineer and stated the entire property was subject to the overlay district since it was filed as one combined application. Mr. Schaller questioned properties to the east of Lime City Road; it was clarified that those properties were unzoned. Mr. Robon highlighted benefits including 1) high paying jobs, 2) Rossford Schools, and 3) the application has been supported by Wood County Economic

Development Commission, JobsOhio, and the Wood County Planning Commission. Mr. Robon reported unanimous support of Wood County Planning Commission, with one abstention. Mr. Black clarified homes east of Lime City Road were unzoned. Ms. Moore clarified the overlay district boundaries and referred to the current Zoning Map, noting the boundary extended to Neiderhouse Road extension. Mr. Black stated the zoning map was overriding authority. Mr. Black questioned why they requested I-2 General Industrial. Mr. Robon stated it was the most general use of industrial. Mr. Robon apologized he had not provided a conceptual plan, but noted the parcel was large and he didn't believe it would be helpful, but rather misleading.

Ned Coyle, Reichle Klein Group, noted a number of inquiries had come from Jobs Ohio through Regional Growth Partnership (RGP) and Wood County Economic Development. Mr. Coyle indicated interest of 100 acres or more due to the location of utilities and rail.

Mr. Black asked for comments from the audience.

Joshua Neimer, 25852 Lime City Road, objected to the proposed request. Mr. Neimer was drawn to the small town and feels an industrial development will take away from the draw to this area. He was concerned with existing water wells.

Sue Brinker, 27566 Tracy Road, 1/5 owner of property to the west of Kazmaier Farm, stated they were the western most family farm in Wood County on historic State Route 20. She noted their property had been for sale for 16 years. Ms. Brinker stated she was most concerned for neighboring residents along Lime City Road and Roachton Road. Ms. Brinker resides within Lake Township near First Solar; dirt, mud, stones, overweight trucks, flooding, etc.

Gary Busch, 9302 Roachton Road and 9272 Roachton Road, never believed the property would change. Mr. Busch does not want a landfill or factory bordering him. He is concerned with traffic and utilities, especially the existing water wells.

Mark Watson, 25646 Lime City Road, inherited property from his parents and was born in Lime City in 1957. Mr. Watson expressed concern about Lime City Road traffic and questioned intent with Lime City Road. Mr. Watson stated enough was enough and asked how they could approve without a plan.

Cindy Cucunato-Manacapilli, 25641 Lime City Road, purchased home because it was in the middle of a big field and questioned her zoning. Ms. Moore stated agricultural. Ms. Cucunato-Manacapilli stated she opposed the rezoning request.

Jim Wise, 9350 Roachton Road, purchased his home from Meryl Kazmaier many years ago. He noted the Kazmaiers had been great neighbors but was concerned with proposed industrial zoning. Mr. Wise was concerned with permitted industrial uses, traffic, noise, light pollution, etc.

Rebecca Vogel, 25798 Lime City Road, was concerned the overlay zone would not apply. Ms. Vogel has three children attending Rossford School District. Ms. Vogel opposed the request.

Mr. Neimer stated he was concerned with property value and lack of conceptual plan.

Mr. Schaller indicated development would be subject to site plan review / approval by Zoning Commission who will ensure traffic studies, landscape buffers, etc. are done appropriately for the site.

Mr. Black asked if Mr. Robon had considered Planned Unit Development. Mr. Robon stated the Kazmaier family does not want to be a developer. Mr. Black asked for comment from Kazmaier family.

Mike Kazmaier, 25875 Lime City Road, stated he had lost 300 acres of farm ground over the last three years. Mr. Kazmaier stated traffic and roadways are dangerous and they would like to buy ground elsewhere.

Mitch Kazmaier resides on State Route 20 and expressed much concern about traffic and unsafe roadways.

Karen Dayss owns property west of railroad tracks and expressed concern about what will be developed.

Marshall Cole, 25421 Lime City Road, asked how much of the property would be developed. Mr. Black stated request was for entire property to be rezoned. Mr. Black questioned if applicants considered not developing entire property. Mr. Robon suggested a 400-500 foot buffer along Roachton Road or less intense industrial district.

Mr. Black asked for additional comments or a motion to approve. ***Mr. Dannhauser moved to approve, with Mr. Fisher seconding the motion. VOTE 2-3 (YES – Mr. Schaller and Mr. Black. NO – Mr. Dannhauser, Mr. Fisher, and Mr. Rorick). Motion failed. Recommendation not to approve.***

INFORMAL SITE PLAN REVIEW | FREMONT PIKE | WALMART PLAZA | EXCESS PROPERTY 2

Applicant | Ken Hicks, Diverse Development, 1428 Alba Road, Holland, OH

Engineer | Daniel R. Stone, P.E., P.S., VanHorn, Hoover & Ass., 3200 N. Main St, Findlay, OH

Mr. Hicks spoke informally regarding the proposed project that would include two main buildings: a car wash and 8,000 SF strip center with drive-thru. Mr. Stone said they intend to split the property into two separate lots with shared parking via reciprocal easement agreement (REA) and two full access points along South Compass Drive. No access will be from Fremont Pike. Mr. Black questioned if parcel split would require a minor/major modification. Ms. Moore stated she would review and work with the applicants. Mr. Stone believed lots met frontage and lot coverage standards. Wood County Planning Commission and Wood County Engineer will review proposed lot split. Mr. Black asked if parking was sufficient. Mr. Stone believes the plan complies with parking requirements. Mr. Stone questioned if the proposed uses were permitted. Ms. Moore will work with applicants to navigate review procedure. Mr. Schaller inquired about emergency access. Mr. Stone detailed emergency access plan: plans will be reviewed by Perrysburg Township Fire Department. Mr. Black stated REA's must be in place and recorded for review by Zoning Commission. Mr. Stone proposed a fence and landscaping along western property line as buffer. Mr. Stone stated a landscape and irrigation plan would be submitted with site plan.

With no other business, Mr. Black asked for a motion to adjourn. **Mr. Dannhauser 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 7:10pm.

Respectfully submitted,
Kelly Moore