



## 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 | October 17, 2022 | 6:00 p.m.

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

**Present** | Mr. Black, Mr. Schaller, Mr. Dannhauser, Mr. Fisher, and Mr. Calvert

**Absent** | Mr. Rorick and Mr. Ore

Mr. Black asked for approval of the meeting agenda for October 17, 2022. **Mr. Dannhauser moved to approve the meeting agenda; Mr. Schaller seconded the motion.** (YES – Mr. Schaller, Mr. Dannhauser, Mr. Fisher, Mr. Calvert, and Mr. Black) *Motion carried.*

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

### **SPR2022-01 | Mr. Storage | 9875 Fremont Pike | P57-400-066000015000 | 12.16 ac.**

Cappelletty Engineering, on behalf of Signature Self Storage, Ltd, requests final 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. Informal site plan was presented to Zoning Commission on June 13, 2022. 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.

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

Mr. Cappelletty, Engineer, spoke on behalf of the project. Mr. Cappelletty indicated the developers planned to attend but were not currently in attendance. Mr. Black asked Ms. Moore if she had comments. Ms. Moore noted stormwater was approved by Wood County and Mr. Yurysta, Township Engineer, confirmed all review comments had been satisfied. Mr. Cappelletty stated owners had been working with township legal team to finalize easement agreement. Mr. Walt Celley, Township Administrator, worked extensively on easement with Township Law Director and developer's attorney, Steve Reinbolt of Eastman & Smith. Mr. Celley noted the easement was sufficient and all parties were satisfied. Mr. Black stated they could approve plans conditionally; conditioned on the submission of recorded easement to zoning office. Mr. Celley anticipates review and approval of easement by Trustees at their next public meeting, October 19, 2022; signed documents will be hand delivered to Eastman & Smith the following

day. Mr. Celley believes construction of access road could be as soon as next year.

Mr. Schaller asked if construction would be phased. Mr. Cappelletty confirmed construction would be phased noting it was market driven. Mr. David Langendorfer Jr., part owner Mr. Storage, entered the meeting and spoke regarding the project. Mr. Langendorfer stated construction may take 3-4 years, depending on the market. Mr. Langendorfer would like to see construction of access road soon. Office building renderings were reviewed.

Mr. Black asked for additional comments or a motion to approve. **Mr. Calvert moved to approve on condition that a Public Road Easement and Dedication Agreement is recorded and submitted to Perrysburg Township Trustees. Mr. Schaller seconded the motion. (YES – Mr. Calvert, Mr. Schaller, Mr. Dannhauser, Mr. Fisher and Mr. Black) Motion carried.**

**Grassy Creek Villas | Planned Unit Development (PUD) – Residential | Simmons Road**

[P60-300-330407010000](#) [P60-300-330407029000](#) [P60-300-330407030000](#) [P57-300-340303016000](#)

Feller Finch & Associates, Inc., on behalf of REdevelopers LTD., present Grassy Creek Villas conceptual plan for informal review prior to extensive engineering. Site proposal includes 169 one-, two-, and three-bedroom units. Property is located on the east side of Simmons Road north of SR 795. Property is zoned PUD-R (Planned Unit Development – Residential) containing approximately 30.5 acres of land.

**Art VI. PUD Planned Unit Development District | Perrysburg Township Zoning Resolution**

**Engineer:** Greg Feller, Feller Finch & Associates, Inc.

**Developer:** REdevelopers, LTD

Mr. Don Feller, Feller Finch & Associates, Inc., spoke regarding the project and gave a brief history of property. Mr. Black questioned if PUD allowed four units per acre. Mr. Feller confirmed, noting a density bonus of two units per acre may be approved by commission members. Mr. Black inquired about open space; discussion regarding allowable open space followed. Mr. Schaller inquired about access to property, noting only one access point from Simmons Road was proposed. Mr. Schaller recalled previous development plans included two access points: Simmons Road and Wyandot Place. Mr. Feller indicated access via Wyandot Place would require full reconstruction of Wyandot Place by Wood County Engineer, which would not be economically feasible. Mr. Black stated the traffic signal at Wyandot Place was important. Mr. Feller noted residents along Wyandot Place may not want additional traffic.

Mr. Dannhauser questioned if construction would be phased. Mr. Brad Barefoot, 14714 Woodcreek Drive, distributed renderings and described the proposed dwelling units as classic single-story units that would fit with the existing neighborhood. Amenities include a pool and clubhouse. Mr. Barefoot believes construction would be complete within 2.5 years. Matt DeWood, 3022 Waterford Drive, co-developer and owner of property, stated Simmons Road will be the main access and there would be a secondary access off Wyandot Place that could be utilized by the residents. Discussion ensued about access and improvements that may be required for Wyandot Place. It was noted that the secondary access road was not depicted on informal plan.

Mr. Calvert questioned the target market for development. Mr. Barefoot noted increased employment opportunities within Perrysburg Township. Mr. Barefoot reported all units would be rental units, no age restrictions, newly employed to retired individuals and families. Single-wide

driveways are planned in addition to provided parking spaces. Commission members recommend installation of sidewalks and a playground. A Traffic Impact Study (TIS) will most likely be required which may also dictate installation of a turn lane on Simmons Road. Mr. Black would like to see access to all open space areas.

**PUBLIC COMMENTS:** Chris Coultrip, 26876 Thompson Road, commented on Mr. Storage site plan and proposed access roadway. She had not received public notice but was advised by a trustee that she should have. It was explained that no public notice is required for site plan review. Ms. Coultrip is happy the access roadway was not going through her yard.

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 6:45pm.

Respectfully submitted,  
Kelly Moore