



## Zoning Commission

### Perrysburg Township, *Established 1823*

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[www.perrysburgtownship.us](http://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*

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

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

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

**Absent** | Mr. Rorick and Mr. Dannhauser

Mr. Black asked for approval of the meeting agenda for November 14, 2022. **Mr. Schaller moved to approve the meeting agenda; Mr. Calvert seconded the motion. All Yes. Motion carried.**

Mr. Black asked for approval of the meeting minutes for October 17, 2022. **Mr. Fisher moved to approve the meeting minutes; Mr. Calvert seconded the motion. All Yes. Motion carried.**

### **Valvoline Instant Oil Change | French Quarter Square | 10662 Fremont Pike**

CESO Inc., on behalf of Valvoline Instant Oil Change, requests site plan review and approval for a proposed motor vehicle repair facility on the north side of State Route 20 within French Quarter Square. The property is zoned C-2 Community Business District and located within the State Route 20/23 Overlay District. Board of Zoning Appeals will consider conditional use (motor vehicle repair facility) on Tuesday, November 15, 2022.

### **Article X. Site Plan Review | Perrysburg Township Zoning Resolution**

**Engineer:** CESO Inc.

**Developer:** Valvoline

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

Ms. Robin Peck, Preconstruction Project Manager for Valvoline LLC, spoke regarding the request. Mr. Black asked about review status and recommendation of township engineer. Ms. Moore stated all comments of review engineer had been satisfied. Mr. Black asked for comments from members or a motion to approve. **Mr. Calvert moved to approve plans for Valvoline Instant Oil Change. Mr. Fisher seconded the motion. All Yes. Motion carried.**

### **Informal Site Plan Review | Simmons Road Multi-Family Residential | 27661 Simmons Road**

Wood County Parcel No. [P57-400-040402005500](https://www.perrysburgtownship.us/property-records/parcel-records)

Feller Finch & Associates, Inc. on behalf of Edgebrook Development, LLC request informal site plan review for a proposed 82-unit multi-family residential development. The property is located on the west side of Simmons Road north of State Route 20. The property includes 9.62 acres of land zoned R-5 Multi-Family Residential District (High Density).

### **Article X. Site Plan Review | Perrysburg Township Zoning Resolution**

**Engineer:** Zach Berry, Feller Finch & Associates, Inc.

**Developer:** Edgebrook Development, LLC

Mr. David Schmitt, Edgebrook Development, 5135 Main Street, Sylvania, Ohio detailed the project and introduced project engineer, Zach Berry, Feller Finch & Associates, Inc. Mr. Schmitt stated the proposal included 86 units; ranch style construction with attached two (2) car garage. Separate off-street parking will be provided along with individual driveways. Rental units will be 1100 to 1150 square feet with rent of \$1800 to \$2000/month. Mr. Black questioned street width. Mr. Berry indicated the streets would be twenty-five (25) feet wide. Mr. Schaller questioned if streets would connect to adjacent properties. Mr. Schmitt stated development would not connect to adjacent properties, but t-turnarounds would be provided for fire access. Mr. Calvert questioned if sidewalks would be provided. Mr. Berry stated sidewalks were not included. Commission members recommended installation of sidewalks; minimum one side of each street. Members discussed setbacks; the entire group as a unit shall require one (1) front, one (1) rear, and two (2) side yards. Mr. Schmitt reported each unit would include a rear patio. Mr. Schaller asked for details of each unit and amenities available to residents. Mr. Schmitt stated units would include two (2) bedrooms and two (2) bathrooms; minimal amenities as rentals are not designed for families with children. Mr. Schmitt stated residents typically were empty nesters or retired. Mr. Black questioned green spaced and street width requirement. Ms. Moore will research. Mr. Schmitt described surrounding properties that included single family and multi-family; information will be included with formal submission. Mr. Schmitt stated each unit will have tote for trash pickup. Mr. Black suggested decreasing the number of units and confirming fire safety with the township fire department. Mr. Culvert asked about landscaping. Mr. Schmitt will include a standard landscaping plan with formal submission.

**PUBLIC COMMENTS** – None

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 6:30pm

Respectfully submitted,  
Kelly Moore