



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

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

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

Absent | Mr. Rorick and Mr. Ore

Mr. Black introduced new Perrysburg Township Administrator, Jon Eckel.

Mr. Black asked for approval of the meeting agenda for December 12, 2022. ***Mr. Dannhauser moved to approve the meeting agenda; Mr. Fisher seconded the motion. All Yes. Motion carried.***

Mr. Black asked for approval of the meeting minutes for November 14, 2022. ***Mr. Calvert moved to approve the meeting minutes; Mr. Schaller seconded the motion. Vote 4-0-1 (Abstain - Mr. Dannhauser). Motion carried.***

Grassy Creek Villas | CONCEPT PLAN | Planned Unit Development (PUD) – Residential

[P60-300-330407010000](https://www.perrysburgtownship.us/DocumentCenter/View/10000) [P60-300-330407029000](https://www.perrysburgtownship.us/DocumentCenter/View/10000) [P60-300-330407030000](https://www.perrysburgtownship.us/DocumentCenter/View/10000) [P57-300-340303016000](https://www.perrysburgtownship.us/DocumentCenter/View/10000)

Feller Finch & Associates, Inc., on behalf of REdevelopers LTD., submit Grassy Creek Villas PUD Preliminary Plan for review. The preliminary plan includes 169 (66 – 1-bedroom, 80 – 2-bedroom, and 23 – 3-bedroom) dwelling units. Property is located on the east side of Simmons Road north of SR795. Property is zoned PUD-R (Planned Unit Development – Residential) and contains approximately 30.5 acres of land. Preliminary Plan review is conducted for the developer’s benefit and its submission is intended for advisory purposes.

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

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

Developer: REdevelopers, LTD

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

Brad Barefoot and Matthew DeWood of REdevelopers, LTD and Don Feller of Feller, Finch, and Associates spoke regarding the project. Mr. Black questioned if developers met with neighboring property owners; Mr. Barefoot responded they had not. Mr. Barefoot stated plans previously submitted for Grassy Creek PUD, approved in 2006, included a three (3) or four (4) story building that seemed out of place. Mr. Barefoot described newly proposed project to be aesthetically pleasing single-story units that will blend into existing neighborhoods. Mr. Barefoot indicated there would be significant capital investment to ensure development is aesthetically pleasing and functional. Mr. Black questioned if density decreased from November 2022 proposal. Mr. Barefoot stated it had not. Mr. DeWood reported plans approved in 2006 included 163 units. Mr. Black emphasized they were seeking new zoning for a new project; a lot of changes in 18 years, development and traffic had increased. Mr. DeWood stated a traffic

assessment was submitted. Mr. Tom Yurysta indicated he had no issues with traffic assessment but suggested two lanes for traffic leaving the site. Mr. Yurysta confirmed density per code was 4 units per acre and developers were proposing 5.4 units per acre. Mr. Yurysta indicated density bonuses were provided for if specific enhancements were proposed. Mr. Black indicated no reason to allow a density bonus; commission members agreed. Mr. Black emphasized it was a public meeting and not a public hearing. Kathleen Gibson, 29639 Duxbury Lane, questioned if a traffic signal would be installed at Simmons Road and State Route 795 to accommodate increased traffic. Mr. Yurysta stated that the intersection was not included in traffic assessment. Discussion ensued regarding a 2006 traffic study. Mr. Barefoot reported the traffic assessment completed per ODOT standards did not warrant a traffic signal. A resident questioned if Grassy Creek had been studied. Mr. Feller stated Grassy Creek was studied on a preliminary basis; stormwater detention/retention would be provided and any floodway would be maintained. Mr. Feller noted it would be designed to handle 100-year flood, no entrapment. Ms. Gibson questioned if units would be single-family. Mr. Barefoot stated development would include one-story single-family rental units between 800 -1300 square foot per unit. Mr. Black questioned if garages were proposed. Mr. Barefoot stated that garages were being considered. Discussion ensued about open space and access to open space; commission members want to see access to open space. Mr. Feller confirmed access would be provided to open space. Mr. Schaller struggled with the proposed development fitting into existing neighborhood. Mr. Dannhauser questioned if garages would be provided. Mr. DeWood stated garages could be provided if desired and feasible. Mr. Dannhauser questioned what was specifically considered "significant capital investment". Mr. Barefoot stated significant capital investment exceeding \$1M would be provided to make a better place to live; swimming pool, clubhouse, playground, walking trails, etc. Mr. DeWood indicated construction costs would exceed \$30M.

Mr. Black asked the sale price of the property. Mr. DeWood responded approximately \$500,000. Mr. Black stated land purchase was completed prior to any zoning approval; noting typically, developers are given an option to purchase. It was questioned who would maintain property. Mr. Barefoot stated there would be an on-site property management firm. Concerns were voiced about the school district as the development spans Rossford and Perrysburg School Districts. Mr. Barefoot asked for clarity on density. Mr. Black suggested proposed density would not be approved. Fencing was discussed. Mr. Feller reported ponds were designed to be retention ponds and with no fencing proposed.

Mr. Black thanked those in attendance and outlined review and approval procedures. Residents requested meeting notification; public notice would be provided to all in attendance.

With no other business, Mr. Black asked for a motion to adjourn. ***Mr. Calvert made a motion to adjourn, with Mr. Dannhauser seconding the motion. Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.***

Meeting adjourned at 7:00pm

Respectfully submitted,
Kelly Moore