



Zoning Commission

Perrysburg Township, Established 1823

26609 Lime City Road
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MEETING AGENDA

August 17, 2026 @ 6PM

Call to Order Robert Black, Chair

Roll Call Mr. Black, Mr. Schaller, Mr. Calvert, Mr. Fisher
Mr. Ore (A), Mr. Rorick (A)

Approval of Meeting Agenda August 17, 2026

Action taken: _____

1st _____ 2nd _____

Approval of Meeting Minutes June 29, 2026 Special Meeting

Action taken: _____

1st _____ 2nd _____

Public Hearing

Swearing in of all those who wish to testify or make statements before the Zoning Commission. "Do you hereby swear and affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?"

1. **ZLA2026-01** **Zoning Map Amendment** **Oregon Road**

Peggy Jean Yant submits a request to rezone two (2) parcels of land from A-1 Agricultural and R-3 Suburban Residential to R-3 Suburban Residential. The property is located south of Lakemont Subdivision between Oregon Road and Tracy Road. Wood County Parcel Nos. [P57-300-250002006000](#) (8.75 ac) and [P57-300-250002007000](#) (40 ac).

Action taken: _____

1st _____ 2nd _____

2. **ZLA2026-02** **Zoning Map Amendment** **Simmons Road**

Greg Feller, Feller Finch & Associates, Inc., on behalf of DWS Property Acquisitions, LLC., has submitted a request to rezone three (3) parcels of land from A-1 Agricultural District to R-5 Multiple Family Residential District. The proposed amendment would allow for the planned expansion of Brookfield Place. The subject property is located on the west side of Simmons Road, directly north of the existing Brookfield Place development. Wood County Parcel Nos. [P57-400-040402003000](#) (2 ac), [P57-400-040402002000](#) (2 ac), and [P57-400-040402001001](#) (.42 ac)

Action taken: _____

1st _____ 2nd _____

Public Meeting

1. **SPR2026-02** **ProMedica Toledo Hospital** **Lakevue Drive**

Craig Pickerel, PMBA Architects, on behalf of ProMedica Toledo Hospital, requests site plan review and approval for the new construction of a one-story, approximately 14,847 SF freestanding emergency department and urgent care facility. Property is located on the west side of Lake Vue Drive and south of SR20. Property is zoned C-2 Community Business District and partially within the State Route 20/23 Overlay District. Wood County Parcel Nos. [P60-400-090104006000](#), [P60-400-090104005000](#), [P60-400-090104004000](#), and [P60-400-090104003000](#).

Action taken: _____
1st _____ 2nd _____

2. **Informal Site Plan Review – Minor / Major Modifications**

- a. **Grape Leaf Express** - Patio Addition @ 27112 Oakmead Drive ([P60-400-026104003000](#))

Action taken: _____
1st _____ 2nd _____

- b. **I am Boundless** - Playground Addition @ 28555 Starbright Blvd ([P57-300-360408006000](#))

Action taken: _____
1st _____ 2nd _____

3. **2026 Zoning Initiative**

The Board of Trustees of Perrysburg Township has adopted Resolution 2026-029 declaring its intention to proceed under Sections 519.02 to 519.25 of the Revised Code, upon its own initiative, in accordance with 519.03.

Upon completion of its recommendations for the zoning plan, the Zoning Commission will submit the proposed zoning resolution, including text and maps, to the Wood County Planning Commission for approval, disapproval, or suggestion and shall certify such plan to the Board of Trustees for public hearing.

Action taken: _____
1st _____ 2nd _____

Zoning Administrator

1. Fred Dannhauser resignation

Public Comments

Adjournment

Action taken: _____
1st _____ 2nd _____

Next Meeting: September 14, 2026 @ 6PM