

PLANNING COMMISSION MEETING

DECEMBER 18, 2014

The meeting was called to order at 7:00 p.m. by Chairman Chris Carry. Commission members present were: Greg Bade, Chris Carry, Tom Forquer, Seth Hudson, Mayor Olmstead and Therese Witt. (6). Absent: Byron Choka (1). Also present were: Brody Walters, Planning and Zoning Administrator, and Mathew Beredo, Law Director.

Approval of Minutes from the November 20, 2014 Meeting

Mr. Forquer moved to approve the minutes of the November 20, 2014 meeting as written. Mr. Hudson seconded. Ayes: Bade, Carry, Forquer, Hudson and Olmstead (5). Abstain: Witt (1).

Schuetz Container Systems Preliminary & Final Site Plan

APPLICANT

Jim Buchanan AIA, P.E.
GEM Inc.
6842 Commodore Dr.
Walbridge, OH 43465

William Barrett
Schuetz Container
2105 S. Wilkinson Way
Perrysburg, OH 43551

REQUEST

Chapter 1260.08 – Final Site Plan

PROPERTY LOCATION & DESCRIPTION

The project site consists of approximately 19.48 acres which is located north of Roachton Road and between Ft. Meigs Road and Jennison Drive / S. Wilkinson Way. The site is immediately south of Spafford Drive and is zoned I - 2 (General Industrial).

ANALYSIS

The overall scope of the proposed project includes the expansion of the existing manufacturing building (Bldg #2) at the Schuetz Container site. The proposed addition would be 7,467 SF (approximately 65' x 115') in size off of the front side of the building which is the east side elevation.

Due to recent projects completed by Schuetz container, the overall site plan meets the current code requirements so a detailed analysis of all site features is not warranted at this time.

Setbacks/Height: The proposed addition is contained well within the required setbacks of the I2 zoning district. I2 zoning requires a minimum 60' front yard setback along Wilkinson Way. The plan as submitted creates a 137' setback along the front yard. The maximum permitted building height is 45' and this building addition is 38 ½' high.

Building Materials: The proposed building expansion would utilize split-face CMU along the lower (approx. 1/3 of the buildings height) and above that an insulated metal panel. Although the drawings do not indicate the exact percentage of the metal panel building material used, the drawings do indicate the CMU would be featured 10' on all facades of the building which is less than 40' tall. It is believed that utilizing the non-ribbed split-face CMU (as shown on Sheet A501 Rev.2) would be reasonable, but matching the existing precast pattern of the existing building is the best and most desirable choice. The applicant's representative has indicated that due to the urgency and short timeline of this project the use of the existing precast design is not possible.

Landscape: The landscape plan identifies a fair amount of existing landscape along Wilkinson Way and more landscaping is proposed to be added as seen on Sheet L101. As with previous improvements at Schuetz container it is recommended to require irrigation of landscaping shown (street trees excluded).

Site / Civil Plans: Construction drawings are required to be reviewed and approved by city divisions prior to the issuance of a zoning permit. Additionally, a pre-construction meeting may be requested by the city.

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission approve the proposed site plan with the following conditions:

1. Irrigation to be provided for existing and proposed landscape.
2. Additional discussion should be had regarding the use of precast vs. CMU as a building material.

Mr. Walters reviewed the above Staff Report. Jim Buchanan of GEM, Inc. and Darin Booms of Schuetz Containers Systems were in attendance. Mr. Bade asked why they propose using CMU instead of precast. Mr. Buchanan said that they are in a time crunch because they are expecting the delivery of a large piece of equipment and the CMU is made locally. Mr. Forquer asked about work already being done at this site. Mr. Buchanan stated that a foundation only permit was issued. Mr. Walters explained that the applicant is aware that with a foundation only permit all work is being done at the applicant's risk pending approval by the Planning Commission. Mr. Buchanan said that they appreciate the City working with them in issuing the foundation permit.

Mr. Forquer moved to approve the Preliminary and Final Site Plan for Schuetz Container Systems with the two conditions contained in the Planning and Zoning Administrator's report. Mr. Hudson seconded and it was unanimously approved.

Perrysburg Schools – Frank Elementary Preliminary & Final Site Plan

APPLICANT/OWNER/DEVELOPER

Aura Noris
Perrysburg School District
140 E. Indiana Ave.
Perrysburg, Ohio

REQUEST

Chapter 1260 – Site Plan Review

PROPERTY LOCATION & DESCRIPTION

The subject property is located at 401 W. South Boundary, on the north side of W. South Boundary Street and between Mulberry Street and Pine Street. The subject property is zoned INS (Institutional). The property is bordered by (R3) single family residential zoning in all four directions. The subject site consists of approximately 8.9 acres.

BACKGROUND

On May 30, 2013, the Planning Commission reviewed and approved the installation of modular classrooms on the northern end of the property.

ANALYSIS

The applicant proposes to locate a 12' x 16' storage shed in the north east area of the property of Frank School. The shed is a pre-manufactured unit with T1-11 siding and fiberglass shingles. The unit is proposed to be located along the Pine Street side of the school near the entrance driveway. Due to the location of roadways to the property, the school is classified as having 3 front yards, which is a rare but not a one-of-a-kind situation.

- **Zoning:** The existing zoning is INS (Institutional). The existing and proposed use is consistent with the current zoning and use.
- **Site Layout:** The applicant proposes the storage shed be located between the school building and Pine Street (visible from Pine Street). Based on the included site plan this shed is proposed to be located within the front yard setback and is not permitted by code. Accessory buildings such as this are able to be located in rear yards or in side yards with the approval from the BZA.
- **Building Design:** The provided elevations as well as the actual photos indicate the exterior building material to be T1-11 wood siding. According to Ch. 1250.48 wood siding is permitted for up to 100% building coverage. Although the building materials are compliant it would be recommended to neutral colors if this request is approved.
- **Landscaping:** No additional landscaping is indicated.

- **Signage:** None

RECOMMENDATION

1. No recommendation provided.

Mr. Walters reviewed the above Staff Report. Aura Norris and Brent Swartzmiller, principal of Frank Elementary, were in attendance representing Perrysburg Schools. Mr. Swartzmiller stated that Lowe's is donating a \$5,000 shed to the Parents' Club. The location was chosen because there is already a cement pad there and it is easily accessible for the playground monitors. With regard to the color, they are agreeable to neutral colors. Mr. Bade asked for clarification on what Mr. Swartzmiller means by neutral colors. Mr. Swartzmiller said that they will match the modular classrooms. Mr. Bade asked if they plan to store any type of chemicals in the shed. Mr. Swartzmiller said they will definitely not store chemicals; it will be used only for playground equipment.

Mr. Hudson moved to approve the Preliminary and Final Site Plan for the shed at Frank Elementary. Mr. Forquer seconded, and it was unanimously approved.

Hawthorne Land Swap Parcel Q61-100-130000040001 Rezoning

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, Ohio 43551

REQUEST

Chapter 1225.08 – Use Regulations (S1 & R3)
Chapter 1285 – Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located south of Coe Ct. at the southern end of the stubs of Ringle Rd. and Dwyer Dr. The subject property consists of 1 parcel (Q61-100-130000040001) that is approximately 17.59 acres in size but this rezoning request only pertains to two small portions of this larger area.

The entire property is currently zoned S1 (Scenic & Open Space) and the City of Perrysburg desires to have a portion of this property rezoned to R3 (Single Family Residential).

BACKGROUND

The subject property was acquired by the City of Perrysburg from the Howald family in 2008 and has been used for open space and agricultural purposes since that time. In

2013 the undeveloped land surrounding the subject parcel was purchased by a developer for the construction of Hawthorne subdivision. Per ordinance 104-2013 the City of Perrysburg has agreed to provide two small portions of this land to the developer of Hawthorne in exchange for the developer constructing a roadway to connect the existing stub of Ringle Rd. to the proposed extension of Woods Edge Rd. Additionally, the developer has agreed to provide the City of Perrysburg with additional green space (2.83 acres) to the south of the remaining city (S1) property.

ANALYSIS

Rezoning this property to R3 could result in the following uses: (note: SAU = special approval use)

1. One-Family Dwelling
2. Bed & Breakfast (SAU)
3. Rooming House (SAU)
4. Cemetery (SAU)
5. Child Day Care Center (SAU)
6. Essential Services (SAU)
7. Non-Commercial Recreational Facility (SAU)
8. Parks and Recreation Facility (SAU)
9. Public Service Facility (SAU)
10. Public/Private Utility (SAU)

While the rezoning of land from Scenic & Open space should only be done cautiously, it is believed that the proposed arrangement between the City of Perrysburg and Hawthorne REV, Inc is substantially beneficial to both parties. The overall amount of land being transferred to Hawthorne REV, Inc is relatively small and is offset by the open space dedication of 2.83 acres and the roadway that will provide better connectivity to Coe Ct. from the development to the west and the proposed development to the south. The City believes that we will still retain an adequate amount of land in this area for a future park if necessary. Additionally, the land that is to be provided to the developer is primarily farm land rather than the woods that is viewed as an asset to many nearby homes.

RECOMMENDATION

The Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zone change from S1 to R3 for the two portions of parcel # Q61-100-130000040001 indicated on the included exhibits.

Further, it is recommended that a public hearing be set before City Council for February 3, 2015 at 6:15 p.m.

Mr. Walters reviewed the above Staff Report. He called attention to letters received from Jonathan Cook, 2354 Coe Court, and Tim and Kelly Miller, 2202 Coe Court, copies of which are attached hereto and made a part of these minutes.

Mr. Bade said that he believed once property was zoned S1 it could not be changed. He contacted the Administration and obtained a copy of the sales agreement for this land.

He said that it does not have any prohibition on use; however he still has reservations about the change. Mr. Hudson asked about the stub street off of Dwyer. Mr. Walters explained that the stub was requested by the City in case the decision is made at some point in the future to put in a parking lot for a park. Mr. Forquer asked what the zoning of the 2.83 acres that is proposed to be given to the City would be. Mr. Walters said that the current zoning is R3 so if the ownership is changed it would still be R3 but could be rezoned. Ms. Witt asked if the acreage of the land proposed to be transferred to the developer is the same as the acreage that they propose to give to the City. Mr. Walters said that he did not have the survey with him so he did not know the exact acreage, but it is not an even swap. The City would be giving away more than 2.83 acres but would be receiving the installation of 500' of roadway. Mr. Forquer asked what plans the City has for the land west of the proposed Ringle Road. Mr. Walters said that the area would remain a wooded buffer area between the rear yards of the houses on Ridge Cross Road and the roadway. The buffer would be about 150' except for the northern most lot. Mr. Forquer said that it was his recollection during the preliminary plat approval process that drainage was an issue. Mr. Walters stated that the extension of Dwyer would be beneficial because it would include installation of storm sewers and would likely improve that situation.

James Reiter, 2116 Coe Court, said that he has lived there ten years. The acreage behind him floods and he knows that the builder of the Hawthorne subdivision is the same one as Brookhaven and they have experienced flooding issues. He also expressed concerns about traffic at Coe Court and Fort Meigs Road.

Ryan and Erin Hafner, 2318 Coe Court, asked about the stub road proposed off of Dwyer Road. Mr. Walters reiterated that the stub is included in case the City decides to install a parking lot for a park in the future. They also expressed concerns about traffic at Coe Court and Fort Meigs Road.

Shannon Hammond, 1417 Ridge Cross Road, said that she has lived there for ten years and she chose her lot because it was wooded. She said extending Ringle Road and connecting it is a waste of money and they should not consider doing it. She said that she and her neighbors would prefer that the woods be left intact, and she said she has a petition with about thirty signatures against putting in the road. She said that over one hundred kids cut through her yard to go play in the woods and she is worried about the devastation of the kids crossing the road. Ms. Hammond said she is concerned about traffic on Coe Court and this will create a straightaway. She suggested that instead of extending Ringle Road that Woods Edge be extended to Dwyer Drive. She said that she has no objections to the road on Dwyer because it does not affect her.

Walter and Wanda Guy, 2306 Coe Court, said that they have lived there twenty years and this wooded area is the last part of woods around McKinley Woods. Ms. Guy said that the Howalds wanted this area to remain open land and they sold it to the City at a reduced price with the understanding that it would not be developed. She said that a promise was made by someone who she believes was a member of City Council that this would not be developed and this proposal makes her distrustful. They also expressed concern about traffic on Coe Court.

Mr. Beredo stated that it was his predecessor, Pete Gwyn, who was quoted saying that it would stay park land forever. He said that he does not believe the City can be bound by something the past Law Director. Mr. Beredo said that circumstances change over time. He pointed out that the Howald family decided to sell the land adjacent to the parcel in question to be developed.

Shannon Hammond asked how many S1 properties there are in the City. Mr. Walters said without looking at the zoning map he does not know an exact number. Ms. Hammond said she believes this is the only one not along the river. Mr. Walters said that could be accurate. Mr. Beredo noted that prior to 2006, the S1 zoning classification was used by the City as Special, not Scenic and Open Space. It was a broader classification that included city buildings. He pointed out that there was a piece of property recently rezoned along West Front Street that was zoned S1 that had a single family residence on it.

Laura Gerken, 2251 Coe Court, said that traffic on Coe Court is already heavy. She asked about the sales price of the land. Mr. Walters reiterated the details of the proposed land swap. He added that the developer has given a preliminary estimate for the cost of putting in Ringle Road at \$400 per linear foot. The road is approximately 500' so this would be \$200,000 paid for by the developer.

Jim Hagen, 10741 Avenue Road, asked about the land swap that was approved by City Council. Mr. Walters explained that although the ordinance was approved, the transfer of land has not happened yet. Mr. Hagen said that he objects to Ringle Road going through the woods but he understands that tonight's meeting is not about putting in the road, it is a rezoning request.

Dennis and Debra Diehlman, 2130 Coe Court, said that they have lived there for eighteen years and the wooded area is what drew them there. They said they support growth in Perrysburg but they would prefer the area on Dwyer not be developed. Mr. Diehlman said that he is concerned that more of the S1 area will be developed in the future.

Steve Way, 2167 Coe Court, said that he has lived there sixteen years and when he sees a stub street he knows it is an expansion waiting to happen. He said that he would like the stub street off of Dwyer between lots 204 and 205 to be a driveway instead. He suggested that restrictions be put on the remaining portion of S1 that would prohibit development. He also commented on the amount of traffic on Coe Court. As to the developer's estimate of \$400 per linear foot for Ringle Road, he said that won't pay for much of a road. Mr. Walters stated that the road would have to meet City standards. Mr. Way said if Ringle Road goes in, there is a peacock that would have to be relocated.

Mr. Bade said that he asked for a copy of the sales agreement because he thought there would be verbiage regarding developing this area but there is not. He said that it was his understanding that S1 zoning meant it would be preserved; that S1 is not buildable including putting in Ringle Road. He said that several years ago he asked and Jon Eckel told him that a path could not be put in because it is zoned S1.

Ms. Witt asked if a roadway is considered development. Mr. Walters said that development is often referred to as vertical and something that would block the view of sensitive areas or result in the destruction of something. Ms. Witt said that the roadway would result in the destruction of mature trees. Mr. Walters clarified that he is specifically referring to construction that goes vertical and obstructs a view. He noted that infrastructure that is underground would not be considered development. Mr. Beredo stated that zoning classifications are used to establish what uses are permitted and a roadway is not a use. He said that cutting down trees is also not a use. Mr. Bade said that he respectfully disagrees that a roadway is allowed in S1 zoning. Mr. Beredo said that neither the Planning Commission nor the Planning and Zoning Division has jurisdiction over the placement of roadway.

Mayor Olmstead said that he understands the concerns, but this body does not determine road placement. He also said that no one person ever speaks for the entire City.

There was some discussion regarding the phasing and build out time for the subdivision. Mr. Hudson asked if the City has money in the budget to build Ringle Road if this deal is not approved. Mr. Walters said that he could not answer that.

Mr. Forquer said that he cannot support this proposal as written. He said that he is good with the east side but he can't justify the loss of trees and parkland and the interruption to residents. He said that he would like to see Ringle Road removed and made a dead end.

Mr. Walters said that it is his job to look long term and to position the City as best as possible for the future. He said that Perrysburg was platted based on the grid system and it is the most efficient layout with good connectivity, predictability and evenly spaced access points. He said that by extending existing stub streets and providing additional access points, it gets us back to the principles of connectivity and although they may not make sense today, it will make sense twenty years from now and the 242 future residents of Hawthorne will be appreciative.

Mr. Carry moved to recommend to City Council approval of the rezoning request from S1 to R3 for the two portions of parcel #Q61-100-130000040001 (see attached exhibit) and to recommend that a public hearing be held before the February 3rd City Council meeting. Mayor Olmstead seconded. Ayes: Olmstead (1). Nays: Bade, Carry, Forquer, Hudson, Witt (5).

Mr. Beredo said that the Planning Commission needs to make a recommendation to City Council and because the previous motion was voted down, there is no recommendation.

Mr. Hudson moved to recommend to City Council that the rezoning request from S1 to R3 for the two portions of parcel #Q61-100-130000040001 (see attached exhibit) be denied and that a public hearing be set before City Council for February 3, 2015 at 6:15 p.m. Mr. Carry seconded. Ayes: Bade, Carry, Forquer, Hudson, Witt (5). Nays: Olmstead (1).

Other Business

Mr. Carry and Mr. Walters thanked Mr. Bade for his years of service on the Planning Commission.

There being no further business, the meeting adjourned at 9:00 p.m.

Respectfully submitted,

Mary Jo Sutton

RECEIVED

DEC 18 2014

CITY OF PERRYSBURG
Division of Planning and Zoning

Jonathan Cook
2354 Coe Court
Perrysburg, OH 43551
12/18/2014

Planning and Zoning Division
201 West Indiana Avenue
Perrysburg, OH 43551

Dear Planning and Zoning Division:

I wish to express my opinion regarding the property zoned as Scenic and Open Space in the area south of Coe Court in the McKinley Woods subdivision. I understand from the notice that this property is under request to be rezoned to Single Family Residential.

I am opposed to this proposition for numerous reasons. First, this property was sold to the city some 15 years ago by Jerry Howald for about 15-20% of the value he could have received if sold to a developer. It was sold to the city in trust, in order to preserve the natural habitat, or wooded area, so as not to be developed. Attached are news articles stating this, as well as comments from a former mayor and law director saying that it would remain a scenic area. Also attached is a zoning map of the area. There is plenty of land to be developed around the wooded property. I believe most residents of this neighborhood that I have talked to also believe this area does not need to be developed.

In a meeting I attended 1 year ago, I was told by committee members that Ringle and Dwyer Roads may be extended to the new subdivision, but that the wooded area would remain undeveloped, per the request of Mr. Howald. The majority of property owners surrounding said area are also aware of the transaction performed by the city with Mr. Howald.

I am also concerned that my property value will decrease once the privacy of my back yard is compromised with new homes. It is a beautiful site in the summer with the green leaves and the snow covered trees in the winter. If this area were to be developed, then my home would just be another in the middle of 500 others. Once these two developments would be connected, it may as well be a small town in itself. There are a lot of small children in my neighborhood. Connecting it to the Hawthorne development will increase the traffic volume in the area and make it more dangerous for all.

Planning and Zoning Division

12/18/2014

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In closing, please take my views into consideration. I trust that after reviewing all facts and circumstances that you will agree with my views and not be swayed by financial gains.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Cook', written in a cursive style.

Jonathan Cook

Perrysburg family to sell 18 acres to city to curb development

BY ROBIN ERB
BLADE STAFF WRITER

A retired chemist's desire to preserve some of the Perrysburg area's green space will mean a quiet tract of city park land in the year to come.

Jeremiah Howald, who manages his family's 300-acre farm, and his three siblings will sell nearly 18 acres to the city of Perrysburg for a small percentage of what it's really worth and much less than what has been offered by developers.

"It's pure civic-mindedness," said acting city administrator Jim Bagdonas.

Mr. Howald said a developer offered him \$15,000 an acre.

"We're very fortunate that the Howalds are so civic-minded," said city law director Peter Gwyn. "We're paying 20 percent, maybe 15 percent of what this is worth."

Last week, Perrysburg city council approved an option to buy the property at \$3,000 an acre. The contract is written so that the city will buy the tract in about six or seven years. That's just enough time and money to let Mr. Howald pay off inheritance taxes on the land, Mr. Howald said.

The 17.59-acre parcel is actually in Perrysburg Township west of Fort Meigs Road, abutting the McKinley Woods subdivision. Two short roads - which most likely would have allowed access to development into the parcel - end at the parcel's property line.

Once the city purchases the land, it can annex it from the township into the city.

Mr. Howald said he, his brother, and two sisters decided to sell the land so that it will remain undeveloped. His father, who also was named Jeremiah Howald, purchased the property in 1940 and the parcel in question is about half wooded area and half farmed with wheat, he said.

He said he certainly could have made more money if he had sold the money to a developer. But he said the area, once a tranquil, rural township, "is getting crowded."

"I guess [developers] thought if they waved a million dollars in front of my nose, I'd give in," he said.

His father and mother would have agreed with the decision, he said. His father many years ago donated a property along a trout stream to Michigan to preserve.

"My father was environmentally conscious 60 years before anyone else was," Mr. Howald said.

As for the Perrysburg township land, Mr. Howald said he places no restrictions on its use when the city buys it, but "trusts" the city leaders to preserve it.

Mr. Gwyn said that shouldn't be a problem. The area will remain a park-type scene "as far as I'm concerned, forever."

Good News for McKinley Woods:

Another great reason to live in McKinley Woods. Besides being close to the YMCA, parks, Fort Meigs Elementary school and the new Perrysburg High School we also can be proud to have more than 18 acres of land on the South side of Coe Ct. as parkland, see the articles below from the Toledo Blade and Perrysburg Messenger.

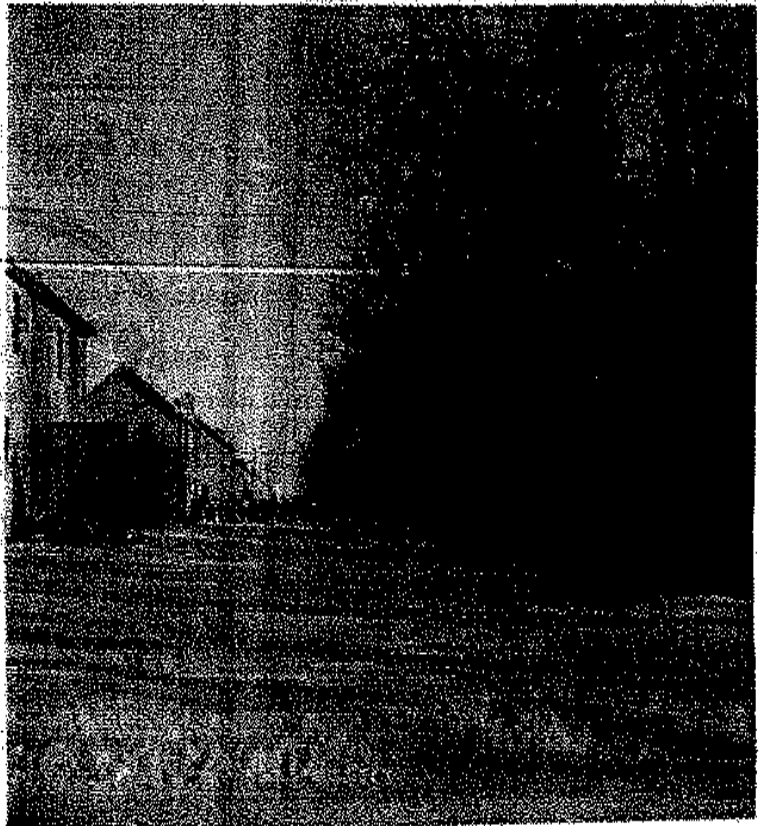
Parkland purchased southwest of city

The purchase of 18 acres of open fields and forest land directly south of McKinley Woods subdivision is exciting for the city, Perrysburg Mayor Jody Holbrook said after City Council's December 19 meeting.

Council approved the purchase at the meeting. (See last week's Messenger Journal.)

Owner Jerry Howald approached the city, offering to sell the land for \$3,000 per acre—a substantial discount from offers he had received from local developers.

More than half the acreage is wooded, as in this picture. Residents who live along Coe Court and stub streets Dwyer Drive and Ringle Road can be assured that the natural setting they see out their back windows will not become yet another residential subdivision.



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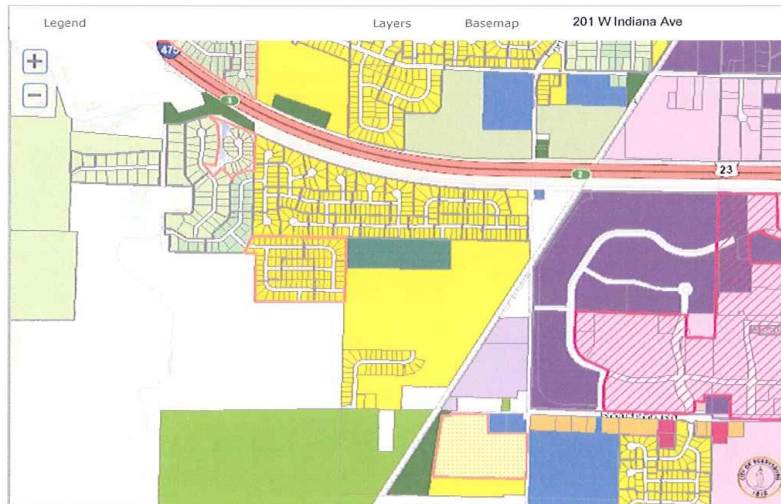
201 W Indiana Ave
Perrysburg, OH 43551
Phone: 419-872-8060
Fax: 419-872-8019

Hours: 8:00 am - 4:30 pm
Monday - Friday

[View Map](#)**Zoning Maps**

This map displays planning and zoning information for the City of Perrysburg. Below are instructions on how to interact with the map:

1. To pan around the map, click and drag anywhere around the map.
2. To zoom in and out, click the "+" button to zoom in and the "-" button to zoom out. Alternatively use the scroll wheel on the mouse to zoom in and out.
3. To expand the legend, click the "Legend" button located in the top left corner of the map. To collapse the legend, click the small "X" located above the scroll bar.
4. To view zoning information for a specific parcel, click on the parcel to bring up a pop up dialog box with basic information.
5. To turn layers on and off, click the "Layers" button located in the top right corner of the map. Once the layers window has expanded, click the layer you wish to toggle.
6. To change basemaps between the standard map view and the aerial imagery view, click the "Basemaps" button located in the top right corner of the map. Once the basemaps window has expanded, click the basemap you wish to view.
7. To search for an address, enter the desired address in the search window located in the top right corner of the map. Once the address is entered, click the magnifying glass or hit enter on the keyboard to search.
8. To view a larger map with additional functionality in a new window, click the "View Larger Map" text located below the map.

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Tim and Kelly Miller
2202 Coe Court
Perrysburg, OH 43551

Planning & Zoning Division
201 West Indiana Ave
Perrysburg, OH 43551

My wife and I are homeowners on Coe Court, between Ringle Road and Dwyer Drive, which is under consideration for a zoning change. I am writing to voice our opposition to the change to Single Family Residential. Our property backs up to the farm field and has provided a wonderful environment for raising our children. When we first bought our house in early 2007, we were pleased to learn that the land directly behind us was zoned for Scenic and Open Space. We knew that whenever the farm owner was prepared to move on, we would be protected by the open space.

As work has moved forward with the new Hawthorne subdivision along Roachton Road, we were looking forward to the green space finally becoming a reality. The sounds of our children and others from the community, playing and having a good time in that area, were moving closer. We feel that is under threat from this zoning request and urge the Planning and Zoning board to reject this change.

We gladly voted for the recent school levy to build a new school to handle the increase in students brought on by recent subdivisions and apartment complex construction. However, how much more housing development do we need in an area that will likely see 250 new homes over the next 10 years? Can't we preserve at least a small portion of land between Coe Court and Roachton, to allow families to enjoy the neighborhoods that make Perrysburg great? And what will happen to the many deer that enjoy the woods next to our home?

We will be out of town for the holidays when the Planning Commission meeting is held on December 18th. Please consider this letter as testimony urging rejection of the request. We appreciate your time and consideration of our concerns. I can be contacted at (419) 705-4982 if you have any further questions.

Sincerely,
Tim Miller

