



Board of Zoning Appeals

Perrysburg Township, *Established 1823*

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Russell R. Miller, *Chair*
Bill Irwin, *Vice-Chair*
Jeffrey D. Justus, *Secretary*
Jim Bilkovsky
Bob Warnimont
Linda Wilker, *Alternate*

Board of Zoning Appeals Meeting Minutes May 19, 2020

Mr. Miller, Acting Chair of the Perrysburg Township Board of Zoning Appeals, called the meeting to order at 6:00 p.m.

Members present: Mr. Miller, Mr. Justus, Mr. Bilkovsky, Mr. Warnimont and Ms. Wilker (A)

Members absent: Mr. Irwin

Mr. Miller moved to the first order of business, election of 2020 officers of the Board. **Mr. Bilkovsky made a motion to nominate Officers of the Board to be filled as they were in 2019; Mr. Miller as Chair, Mr. Irwin as Vice-Chair, and Mr. Justus as Secretary. Mr. Warnimont seconded the motion.** Mr. Miller asked if there were any other nominations and with there being none, Mr. Miller asked Ms. Hemminger to please call roll. *YES - Mr. Bilkovsky, Mr. Warnimont, Mr. Justus, Ms. Wilker, and Mr. Miller. Motion carried.*

Mr. Miller asked for a motion to close the organizational meeting and call the regular meeting to order. **Mr. Warnimont moved to close the organizational meeting, with Mr. Bilkovsky seconding.**

Mr. Miller called for a motion to approve the agenda, **Ms. Wilker moved to approve as presented, Mr. Bilkovsky seconded.** Mr. Miller asked Ms. Hemminger to call the roll. *YES - Mr. Justus, Mr. Bilkovsky, Ms. Wilker, Mr. Warnimont, and Mr. Miller. Motion carried.*

Mr. Miller moved to the next order of business, approval of the November 19, 2019 meeting minutes, **Mr. Warnimont moved to approve the minutes of the November 19, 2019 meeting, Mr. Bilkovsky seconded the motion.** Mr. Miller asked Ms. Hemminger to call the roll. *YES - Mr. Warnimont, Mr. Bilkovsky, Ms. Wilker, Mr. Justus, and Mr. Miller. Motion carried.*

Mr. Miller asked all those present who had cell phones to please turn them on vibrate or turn them off. Additionally, he mentioned the very sensitive microphones and asked if individuals were speaking amongst themselves to step outside or keep it to whisper because the microphones will pick it up. Mr. Miller stated they would now move to the public hearing. Mr. Miller asked all those who intend or think they might need to make a presentation to stand and be sworn in; he subsequently swore all those in.

Mr. Miller moved to the first substantive item on the agenda **Application No. 2020-0028** Kokosing Construction Co. on behalf of Wood County Park District, requests conditional use approval, per Article VII, Section T, Ponds, Lakes and Borrow Pits, for pond construction at JC

Reuthinger Park., 30730 Oregon Road. (PID# P57-300-240000028500) Parcel contains 69 acres zoned A-1 Agricultural. DGL Consulting reviewed on behalf of the township and recommended that the pond be approved. Speaking on behalf of Kokosing Construction, Jeff Lezon stated that his company has need of a large amount of dirt for a project, and the Wood County Park District is looking for a pond, so they met with Neil Munger and came up with this proposal.

Mr. Miller asked for questions from the board. Mr. Justus asked if the out lot for the overflow pipe was incorporated with the installation of a drain pipe. Kokosing's plan was to put a 24" outlet pipe in the ditch along Oregon Road. Mr. Justus stated that if there was an infestation of some sort, how would the pond be drained? Mr. Lezon responded that large pumps would be used. Is there a spillway designed in the plan? Mr. Lezon responded no. Mr. Justus stated that if the water level rises 1" over 1 acre that is 27,000 gallons of water so at 4.6 acres is 124,908 gallons per 1" of rise. I don't think the drainage ditch is a ditch but rather a swale from when the road was raised. It terminates to level ground within 1000 feet on the neighbor's property. It is not running to any waterway that I could see, and I did not see any catch basins. So the drainage would be running onto the neighbor's property – so heavy rains for a week would have water running into the neighbor's property. Downstream flooding and related damages are the responsibility of the pond owner. If you put a spillway in on your own land, you would not be liable for any damage to the neighbor's property, Neil Munger stated that a spillway would not be a problem but the area is a constructed wetland, so water cannot be drained from it, but putting the discharge on the wetlands would be okay. Mr. Justus stated he wasn't making it conditional, but was concerned for the park system and any flooding problems in the future. Mr. Munger stated that he did not see a problem putting water into the wetlands. Mr. Justus suggested that the Park District have an engineer look at the site for construction and drainage to avoid problems down the road. Mr. Miller asked Mr. Justus if his concern would be laid to rest if the park district consulted with DGL and Ms. Hemminger. Mr. Justus responded – yes, that's fine. Mr. Miller asked the board for any other questions, Mr. Bilkovsky stated that he agreed with Mr. Justus; he was wondering if the pond would be stocked and if it was catch and released. Mr. Munger responded that most of the park's fishing areas are catch and release at least until the fish get a little bigger after stocking. Mr. Miller asked for any other questions from the board, hearing none, it asked for anyone wishing to speak in support or opposition to the application, hearing none he opened it to the board for further discussion or a motion.

Mr. Warnimont moved that Application 2020-0028 be approved, Mr. Bilkovsky seconded, Mr. Miller asked if the board had any discussion, Mr. Justus responded that he would like to see **"provided consultation with DGL and Ms. Hemminger on acceptable drainage be approved"** be added to the motion. Both Mr. Warnimont and Mr. Bilkovsky were amenable to the addition to the motion. Mr. Miller again asked the board if there were other questions or modifications to the motion, hearing none, he asked Ms. Hemminger to call the roll – *Yes, Mr. Warnimont, Mr. Bilkovsky, Ms. Wilker, Mr. Justus, and Mr. Miller. Motion Carried.* Mr. Miller stated to the applicants, congratulations, you are approved.

Mr. Miller called the next application, Application 2020-0039 John Stark requests variance approval from Article V, Minimum Dimensional & Construction Requirements for a reduction in

the required side yard setback of 10 feet to 4 feet for a proposed 18' x 30' attached garage addition. Property is located at 28697 Simmons Road (PID# P60-300-330405034000) and contains 0.2868 acres zoned R-2 Suburban Residential. Mr. Miller asked Mr. Stark if he had any materials to submit to the board. He stated that he had presented plans to Ms. Hemminger. He mentioned a new concrete driveway as well. He said that construction would allow him to clean up his yard, and store his equipment. He also stated that he did have a survey done on the property. Mr. Miller asked for questions from the board. Mr. Justus stated that Mr. Stark had an existing 2-car garage, and asked if this was in addition. Mr. Stark stated that the existing garage was long, but only wide enough for 1 car. Mr. Justus asked if he had looked at adding a shed or another out- building. Mr. Stark stated that he already had a shed that was full; in addition he has a lot of wood next to the shed that he would like to clean up. He has four cars, and puts his patio furniture in the existing garage, so he can't park his car in the garage. He is a wood worker and remodeler as well as designing and building furniture. Mr. Justus asked if he was running a business from his home. Mr. Stark stated no, it was more of a hobby; he built things for gifts to friends and family. Mr. Justus noted that the concrete drive he proposed was wider than the existing drive and asked if it would be 4' from the neighbor's property line. Mr. Stark responded yes. Mr. Justus stated that the neighborhood was pretty much the same size, the same side yards, the same front yards and look nice as you drive the neighborhood. I think that enlarging the drive to encompass much of the front yard, adding a second garage to an existing garage is a detriment to the neighborhood. Mr. Stark said he was just looking for space. Mr. Bilkovsky asked Mr. Stark if he had any problems with his neighbors. Mr. Stark responded that his neighbor on the north is supporting it, as his property is currently an eyesore. Discussion continued. Mr. Miller asked for additional questions from the board. Hearing none, he asked for anyone wishing to speak in opposition to the application. Again, hearing none, he opened the floor to discussion by the board or a motion. **Mr. Warnimont moved to approve Application 2020 0039, Ms. Wilker seconded the motion.** Mr. Miller asked if the board had any other discussion. Hearing none, he asked Ms. Hemminger to call the roll. *YES – Mr. Warnimont, Ms. Wilker, Mr. Bilkovsky, Mr. Miller. NO – Mr. Justus. Motion carried.* Mr. Miller stated that the application was approved.

Mr. Bilkovsky wished that they had had an opportunity to become familiar with the WEBEX site prior to the meeting. He suggested more familiarity before the next meeting.

With no other business on the agenda, Mr. Miller asked for a motion to adjourn. **Mr. Warnimont moved to adjourn, Mr. Justus seconded.** *YES - Mr. Warnimont, Mr. Justus, Ms. Wilker, and Mr. Miller. Meeting adjourned: 6:29 p.m.*

Respectfully submitted,
Liz Avery