

PERRYSBURG TOWNSHIP BOARD OF ZONING APPEALS
26609 Lime City Road
Perrysburg, OH 43551

Public Hearing
April 17, 2007

The Perrysburg Township Board of Zoning Appeals held a public hearing on April 17, 2007. Russell Sturgill, Chairman, called the meeting to order at 6:05 p.m. A roll call was taken. Grant W. Garn, Zoning Inspector, was also present. The meeting was tape-recorded.

Mr. Sturgill said he noted that their secretary is not present this evening, so he is going to ask Mr. Irwin to serve as temporary secretary for this meeting only. Mr. Irwin accepted.

Mr. Garn said he was going to take a moment and try and turn off the air machine up there because it's really effecting the recording somehow, if he can figure out how it turns on. Mr. Sturgill said okay. There was some discussion about the machine and the noise.

MEMBERS PRESENT: Russell Sturgill, Bill Irwin, Bob Warnimont, and James Bennett.

MEMBERS ABSENT: Russell R. Miller, Elsie Hetman, and Thomas Warns.

APPROVAL OF THE 3/29/07 ORGANIZATIONAL MEETING MINUTES: Mr. Sturgill asked if everyone had received a copy of the minutes, and all the members indicated they had. He asked if there were any additions, deletions, or corrections, and there were none. Mr. Irwin moved with a second by Mr. Bennett to approve the organizational minutes. A roll call vote was taken. Yes votes by Mr. Irwin, Mr. Bennett, and Mr. Sturgill. Mr. Warnimont abstained. Motion carried 3-0-1.

APPROVAL OF THE 3/29/07 MEETING MINUTES. Mr. Sturgill asked if everyone had received a copy of those, and are there any corrections, additions, or deletions. All members had received a copy, and there were no corrections, additions, or deletions. Mr. Bennett moved with a second by Mr. Irwin to approve the minutes. A roll call vote was taken. Yes votes by Mr. Bennett, Mr. Irwin, and Mr. Sturgill. Mr. Warnimont abstained. Motion carried 3-0-1.

Mr. Sturgill asked if Mr. Young was present, and he was. Mr. Sturgill said before they get started, he wanted to explain to him that they have only four members here, so it requires a vote of three for approval of his application. He has to get three out of the four. So with that understanding, Mr. Sturgill asked him if he wished to proceed

forward this evening, or delay it for a month. Mr. Young indicated he wished to proceed forward. Mr. Sturgill said proceed forward and thanked him.

Mr. Sturgill swore in all persons wishing to testify or make statements before the board this evening.

APPLICATION NUMBER 2007-5976. (Variance and Conditional Use) Jerry Young of 12283 Wilson Street had his house burn down. He would like to rebuild by permanently sighting a 1993 manufactured home on this property. Under Article XV, the definition for manufactured home—permanently sighted (criteria) #d states that the structure was manufactured after January 1, 1995. The manufactured home that he is contemplating placing on his property is two years too old. He would also like to temporarily live at the site to protect it. Article VII Section CC states that temporary living quarters require Board of Zoning Appeals approval.

Jerry Young addressed the board regarding this application. He told the board that he would like to put the '93 mobile home on a permanent foundation, the '93 modular home or whatever they call it. He has pictures here of his fire which happened, and the processes of being cleaned up, and the property being cleaned up at that address, and some pictures of the mobile home that he wishes to purchase to put there, the modular, or doublewide, or however they want to call it, if they are interested in seeing them. He also has papers that he got. It's a Redmon home. He had Redmon send him, which it is a HUD approved home. He has some prints and stuff to verify that it's been stamped HUD approved.

He also went to an architect to have him design him a foundation which is going to be a basement, and to make matters easier for everyone, he had him make an outside access to the basement. This way he did not have to cut in, because the modular home has a steel frame. And instead of trying to cut into the steel and make steps inside, he told him if it would be easier for him and for everyone just to make an outside access, and he can go outside to go in the basement. He has a blueprint of that which he had done. If they wish to see any of these or all of them, they are more than welcome. Mr. Sturgill told him to submit them to the board.

Mr. Young told the board that he is a union bricklayer, and he intends to do the basement himself. And he is going to do it out of 12 inch block so eventually he can brick in the whole house, and it will be one bricked in house when he is done. It's going to take him a little time to do that, but he plans on within the next year of bricking it in to have it completely be a brick like ranch style home.

It was asked, the property looks like this now. It's been cleared. Mr. Young said there are some orange stakes if they look real carefully. That's where the doublewide will go. You can't see all four stakes because there is a bush there, and the hot tub is sitting out in the middle in limbo right now. But he tore the deck down. He and his son, they tore

the deck down. Had all the debris removed. Tried to clean it up as best they could. They want to take down some trees, and if this is approved, they are going to come in when he takes down the trees, and they will remove the stumps for him also. And then he will have a completely flat property where they can have plenty of room to work with.

Mr. Sturgill asked, where is this house presently. Mr. Young said it's over on South Avenue, South and Reynolds Road. It's in a trailer court there. It's an individual homeowner. He did not go through a realty or anything like that. How he found it is there was an ad in a paper for a house in that area. And he went driving in there, and he just so happened to have a for sale sign up in his window. He stopped and called the number, and he asked him when would be a good time to see it, and he said anytime. He told him he was right outside. So he said come on in. So he and his son who was with him, they stopped and looked at it, and he was very intrigued by it. It was a very nice home. It's been well taken care of. It's not beat up in any way. There is a shed that goes with it. And there is also a central heating, central air conditioning unit that goes with it. It's a very good value for the price.

Mr. Sturgill asked was it his trailer that burned down, and Mr. Young said yes. Mr. Sturgill asked was it insured, and Mr. Young said yes, he was insured. Thank God. Mr. Sturgill said so he has enough money to accomplish this thing, and Mr. Young said yes, he does.

Mr. Sturgill asked Mr. Garn if he had been out to look at the premises. Mr. Garn said yes, he has done an extensive job at clearing most of the property. He has not been out there in the last few days, but he had taken down, he believes there was a garage type building on there plus the trailer that was there. Mr. Young said yes, there was a trailer, a garage. There were several sheds that were connected. Mr. Garn said a shed. He mentioned that he was intending to take down some of the trees and so on. There was a vehicle, he thinks a truck, is that gone. Mr. Young said that's gone now. Mr. Garn said that had been there for a number of years. Mr. Young said he planned on cleaning it up. He figured this is a fresh start. He is starting over, he might as well start over with the property also.

It was commented this is a pretty good-sized lot. Mr. Young said yes, it's 104 deep by roughly 141 long. It's actually 5 lots, but he lives on the big piece of the pie shaped one. There is one that is really big.

Mr. Sturgill said he states that he would like to temporarily live at the site to protect it, and he wanted to know what he means by that. Mr. Young said well, he has some stuff that's there, like a mortar mixer and some other stuff. Plus when he starts putting the block there. The reason that he filed for that is because he has a little pop-up camper. It's a little pop-up type camper, and he would like to get a port-a-potty and just stay in his camper there. Hook up a temporary pole, electrical pole, and then just stay right

there and then go to and from work there. And he can go to his son's and take a shower. They have already discussed that. And just so that somebody is there. Because right now his dogs are used to being in a big yard, and right now they are in a real little fenced-in yard. So he would like to get back home actually. There is no place like home. Whether it's just the yard or whatever, there is still no place like home.

Mr. Sturgill asked what's his time frame on accomplishing these matters. Mr. Young said he plans on having that basement completely done by the end of next month, because he wants to have the doublewide sitting on it by the end of next month. So then however long it takes him to hook up the water, and the gas, and the sewage type thing. He does not know the steps on that. He has never been through this before, so he does not really know how long that will take. But he did inquire. He can rehook up to the same tap of the water, same tap of the sewage, but he will have to have a new gas line put in. So he does not know how long that will take. That he has no clue.

A member said Mr. Chairman, he has another question. He said to Mr. Garn, with that size of modular home, will there be any problems on that lot as far as setbacks from the road and from the property lines. Mr. Garn said no, no, they didn't have any problems with any of that. Mr. Young said where he has staked out, it's kind of hard to see, but you can see some orange stakes in one of those pictures. It is roughly 25 feet six from his fence. It's actually 25 feet. He owns 6 inches past that fence. It's 25 feet from the front, which would be Wilson Street, 25 feet back off of that fence, and from his neighbor's he went 20 feet. He was told what the minimum was, so he went a little extra just to make sure he had more than enough.

It was asked how does he plan on moving the home. Mr. Young said he has a gentleman that is a licensed mover that is going to tear it down from where it's at, and move it, and set it on the property when he is done. And that's the agreement of him buying this place is that it has to be a professional mover. And he would not want it any other way because there is too much at stake for him to lose. It was asked it's not on a foundation now, though, is it. Mr. Young said no, what it is, it's sitting like a trailer on regular block. The member said okay. Mr. Young said the gentleman who did the foundation, they had to go look at it. Right now it has skirting around it. They tore out some of the skirting so that Mr. Miller could get a better look underneath of it to verify what he is seeing, and so he could draw him those basement plans. It was asked can it be moved in one piece. Mr. Young said no. The member said two pieces. Mr. Young said it has to be done in two pieces. It's approximately 14 by 52, one piece would be, so it's a 28 by 52. There is no possible way it could be moved in one piece, unless you closed down the highway or however they were going to go.

Mr. Warnimont said when he was out there, the hot tub looked like that was part of the fire, too. Mr. Young said actually the hot tub is still in pretty good shape. The outside edges was in pretty rough shape when he first bought it. But the inside had all new mechanicals put in it. So what he is going to do is he is going to reinsert it into the

deck that he tore down. He does not know if he saw the deck that was there. There was a deck that was sitting there, and that's the only thing that basically survived the fire the way the wind was blowing. What he is going to do is reinsert it back in the deck. And if he has to, he can get ahold of the gentleman where he got the hot tub from to get new side wood for it. But eventually it will be inserted back into the deck the way it was before, something similar. It will come off the back of the house.

Mr. Warnimont said when he was out there yesterday, it seemed like there was quite a bit of debris still on the property. Mr. Young said right where the deck was there is some concrete and stuff that was under the deck that they could not tear out because of the fact that the deck was sitting there. He and his son went out and tore the deck down, and it's all stacked back by—he bought a little space, a little type shed. It's a 10 by 12, just good enough so he would have room to put stuff that was on the property. So they tried to keep everything as far back as they can so if he gets the okay on this, they can dig it out, and they will have room to put the dirt and stuff along both sides. He would like to, if once he digs it out, he asked him to leave him enough dirt to raise the property up a couple of inches. This way it fills in all the holes from the ruts and any type so he does not have divots or anything like that where it's all nice. That's what he means by starting over. When he is done he will have clear land except for two trees. There are two little peach trees that he plans on keeping.

Mr. Warnimont said he noticed he had a shed on the property, and he said he was getting another shed. Mr. Young said yes. That will be stuck back there, but he is going to make sure. He is going to check with the zoning gentleman to make sure that he can have it. It was commented replace one on the other one. It was commented that he is buying the one with the house. Mr. Young said yes, there is one in the pictures there with it. Mr. Warnimont said he has one back here already. It's the original shed on his property. And now he has a second shed coming. Mr. Garn said a second one. That will be another zoning permit. Mr. Young said yes, whatever it takes to be able to do that. If he can't have that second shed, then he won't bring it. He will give it to somebody else. His main thing he is concerned about is he would like to get the doublewide and so he can get living again. Mr. Warnimont said it seemed like he would keep the new shed and get rid of the other. Mr. Young said that's what he is saying. He would give the other one away. Mr. Warnimont said since the new shed matches the new house, where the other one, if he remembers, was like a peachy brown color. Mr. Young said the one that is on the property now is the one he just bought. He just put it there good enough. He had to have somebody come out and build it, so it cost him more money because he had no power there. So he had to have the company do it. It needs painted is what it needs. The one that comes with the house is relatively new also. It's only a few years old. The gentleman bought it just a couple of years ago. The one he bought is an 8 by 10, and the one that comes with it is a 10 by 12. So it's a little bigger. But he figured if he could have it, he will keep it for his lawnmower, and keep the other one for his tools. In the future he would like to

try to put a garage up and connect it to his house. But he has to do one step at a time. He has to get one step.

It was asked by a member, is this like a two-step process here, one to approve the building. Is this going to be like a two-step process. He is asking for the one, but he is also asking for temporary housing.

Mr. Warnimont asked is the basement, is that going to be a basement or like a crawl space in there now. Mr. Young said a full basement. And when he is done, from the floor to the top of that steel beam that they see, he will have a 12 inch beam, and there will be five of them running across from the floor to the top of that that will be 8 feet high. And he will have another 2 feet which will enclose everything, because he is going to have a brick ledge along the outside. That's why he is going to lay it with 12 inch block. So that when he is done after they set the doublewide on there, he will have a four-inch lip for his brick ledge all the way around. Of course, what he is going to do is slush the top course of block all the way around so no water can get down in the existing foundation until he can get ready to lay the brick. Because he has to go with his wife, and she wants to pick it out and that type of thing. But first before he goes and gets ahead of himself, he has to do it in steps. He has to get the okay to bring the modular home in and set it on the foundation. And then once he gets things going, he can refinance it, and then get the brick and then brick it in. That's his game plan, anyway, if he is allowed to do this. He personally thinks it would help upgrade the area.

Mr. Sturgill asked him how long has he lived there. Mr. Young said 14 years. Mr. Sturgill said it sounds like he is doing about the best he can under the circumstances. Mr. Young said yes, sir. He said he is trying to cover every aspect that he can, and try and keep it as nice as he can. As neatly as he can. And then just keep it very forward and honest, and let them know exactly what his intentions are, and let them know.

Mr. Sturgill asked if there were any further questions for this applicant. Mr. Warnimont said he would like to go into executive session because he has a couple of questions. Mr. Sturgill asked if he wanted to make the motion. Mr. Warnimont moved with a second by Mr. Bennett to go into executive session. Mr. Sturgill said it's been moved with a second that they go into executive session. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Bennett, Mr. Irwin, and Mr. Sturgill. Motion carried 4-0-0. Mr. Sturgill said they will be in the other room for a little while. Mr. Young said okay. Mr. Garn said he has a key, and they had some discussion about going elsewhere. The board then went into executive session at 6:28 p.m.

The meeting returned to order at 6:39 p.m. Mr. Sturgill asked the secretary to call the roll. Mr. Sturgill, yes; Mr. Irwin, yes; Mr. Warnimont, yes; Mr. Bennett, yes. Mr. Sturgill announced that they are back in business. He asked the members if there were any further questions for this applicant, and there were none. He asked Mr. Young if there

was anything further he wished to say. Mr. Young said no, sir. Mr. Irwin made the motion that they approve the placing of the manufactured home on the site as indicated at 12283 Wilson Street with the stipulation that the construction of the foundation be started within 30 days. Mr. Young said that's not a problem. Mr. Irwin continued saying that the home not be placed on the property until the foundation is ready for it to be placed there. Mr. Warnimont was the second on the motion. Mr. Irwin asked Mr. Sturgill if he wanted him to rephrase it. Mr. Sturgill said he would like him to have a little longer than 30 days. Mr. Irwin said he meant to start the construction. Mr. Sturgill said he knew that. Mr. Irwin said okay. Mr. Sturgill said he would settle for 45 days. Mr. Irwin said would he really, and Mr. Sturgill said yes. Mr. Irwin said okay. He amended the motion to 45 days. Mr. Sturgill asked Mr. Warnimont if he would second that, and Mr. Warnimont said yes. Mr. Sturgill said it's been moved with a second that the application to place a manufactured home on the lot at 12283 Wilson Street be approved with the condition that the foundation, which the applicant has promised to construct, be started within 45 days from this evening, and further, that the manufactured home not be placed on the lot until the foundation is completed. A roll call vote was taken. Yes votes by Mr. Irwin, Mr. Warnimont, Mr. Bennett, and Mr. Sturgill. The motion carried 4-0-0.

Mr. Sturgill said now they have to decide on the temporary living quarters. Mr. Warnimont made the motion to allow the temporary living quarters up to 120 days. Mr. Bennett was the second on the motion. Mr. Sturgill said it's been moved with a second that the application to have temporary living quarters on the property be limited to 120 days, but be approved for that period of time. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Bennett, Mr. Irwin, and Mr. Sturgill. Motion carried 4-0-0.

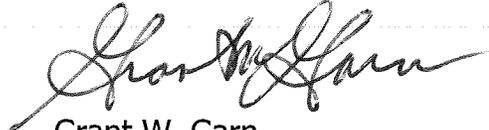
Mr. Sturgill said to Mr. Young that he has his approvals. He asked him if he understood the time frames, and Mr. Young said yes, sir. He does not have any problem with it. Mr. Sturgill said okay. Mr. Young said the only thing, he should have it done within that time. That's no problem. But he has to make sure that the block are cured good enough so that the mobile home can withstand it so it can withstand the weight of the mobile home. Mr. Sturgill said he understands that the mortar has to cure before he can start messing around with it. But that should be done within 120 days, shouldn't it. Mr. Young said it better be or he is in deep trouble with his wife. Mr. Sturgill said then he would think as soon as the mobile home is placed, even before all the utilities, ought to be a better place to sleep than in the pop-up trailer. Mr. Young said yes, sir. He is going to order a port-a-potty to come out to be delivered out there so that when he is there, there is adequate facilities. Mr. Sturgill said they took that into consideration. Mr. Young said it's already being taken care of. He just wanted to say that even if he was not allowed to stay, at least if the place was allowed, at least the people that was working there would have a place to use the restroom.

Mr. Warnimont asked him when does he plan on starting. Mr. Young said he is calling the guy to dig the basement tomorrow. He is going to see when he can come out and

do it. So ASAP, as soon as possible. Mr. Sturgill said now the one thing they have instructed Mr. Garn, he has to have an occupancy permit before he can occupy the home. Mr. Young said yes. Mr. Sturgill said, and we have instructed him not to give him that occupancy permit until he cleans that lot up to Mr. Garn's satisfaction. Mr. Young said that's no problem. Mr. Sturgill said that means all debris and junk out of there. Mr. Young said yes, at least he has to do this in steps. And then when they come out to dig the basement, they will bring a dump truck out, and then there will be another truckload of debris, which they know of, that was underneath the deck. He told them ahead of time about that. So they know they will be hauling that away. Mr. Sturgill said okay. Thank you. Mr. Young said thank you.

Mr. Sturgill said well, Elsie is not here this evening. Mr. Warnimont said so he will make the motion they adjourn. Mr. Bennett was the second. Mr. Sturgill said it's been moved with a second that they adjourn. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Bennett, Mr. Irwin, and Mr. Sturgill. Motion carried 4-0-0. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Grant W. Garn". The signature is written in a cursive style with a large initial "G".

Grant W. Garn,
Recording Secretary