

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

Public Hearing
July 17, 2007

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

MEMBERS PRESENT: Russell Sturgill, Bill Irwin, Russell R. Miller, Elsie Hetman, and James Bennett. Thomas Warns was present in the audience.

MEMBERS ABSENT: Bob Warnimont.

APPROVAL OF THE 6/19/07 MINUTES: Mr. Sturgill asked if all the members had received a copy of the minutes, and they all indicated they had. He then asked if there were any additions, deletions, or corrections, and there were none. Mr. Sturgill said if not, they will have a motion to approve. Mr. Miller moved with a second by Mr. Bennett to approve the minutes. A roll call vote was taken. Yes votes by Mr. Miller, Mr. Bennett, Mr. Irwin, Ms. Hetman, and Mr. Sturgill. Motion carried 5-0-0.

Mr. Sturgill swore in Mr. Bitz as he was the only person present to address the board this evening.

APPLICATION NUMBER 2007-6060, (VARIANCE). Continuation of the 6/19/07 public hearing. David D. and Debra E. Bitz of 26720 Lime City Road would like to add a 12 foot by 20 foot carport addition to the front of the detached garage. It would be located 6 feet from the side yard lot line. The existing garage is 5 feet from the side yard lot line. Article VII Section B 2 b 3 states that the side yard setback be at least 10 feet. They are asking for a 4 foot side yard variance.

David D. Bitz addressed the board regarding this application. Mr. Sturgill asked him if he wanted to show them what he has come up with. Mr. Bitz said he believes Mr. Garn sent them out a photo of the carport they want to put on in the front, and what he also brought this evening for them to look at, and he is sure he can get more copies made. This is the siding that is going to be put on the side. It's T-111 siding. It's wood siding. If you look at the carport on the front here, it's got a metal roof that comes down about one-eighth of the way down the sides. The rest of that down there they want to side the same as the house so it looks identical to the house instead of just a metal frame sitting out there. It is going to be professionally installed. They originally had another frame work looked for, but they came across this here, which is a little bit wider, and a

better design than what they had originally planned, which would have been the frame he bought from somewhere else. Like he said, this is going to be professionally installed.

Mr. Sturgill asked is it going to have a shingle roof, and Mr. Bitz said no, it's going to be a steel roof. They were going to shingle the first frame work they had, but the frame work that they were going to put up is not what he would call the best. When you get it done, it's just not going to look good. Mr. Sturgill said but you are going to put this siding on. Mr. Bitz said yes, that wood siding so it matches the house and so it's not like an open hole sitting in front of the garage, or something that's just thrown together. It's going to be on the two sides. Mr. Sturgill said it won't have a garage door on the front, and Mr. Bitz said no, it will be all the way opened. It's just on the sides. Mr. Sturgill said the carport, and Mr. Bitz said yes. It will be a carport. There will be no door on the front of it. It's just the wood side will be on there so you won't see this metal frame just sitting out there in the yard. So it kind of comes in and matches in with the house.

It was asked by a member, how high is it. Mr. Bitz said at the corners it's 5 feet. He believes the peak will be about 38 inches, about 4 feet. Their vehicles will fit underneath of it. It was commented so it will be just a little bit higher than his garage door, and Mr. Bitz said yeah, just above the garage door. It was commented that if the drawing was understood from the last meeting, the carport will actually be more narrow than his garage. So even though he needs a side yard variance, it's actually less of a width than the existing garage. Mr. Bitz said well, the frame with the drawings that he had before, the frame they were going to put up was narrow. This one here will actually sit probably he thinks it's about 2 feet over from the door. They will actually cover the man door on the garage. Because this one here is 15 feet wide where the other one was only 12 feet. The member said okay, but it's still more narrow than the garage itself, and Mr. Bitz said yes. The member said okay. Mr. Bitz said yes, it is. The member said to Mr. Garn, they don't have any problems with the front yard setback or anything else based on the other setbacks, and Mr. Garn said no, all the other setbacks are fine. It's just that one side yard.

Mr. Bitz asked if they had any other questions, and Mr. Sturgill asked if there were any further questions of this applicant, and there were none. He told the applicant he could sit down, and they will have discussion. Mr. Garn said to Mr. Sturgill that he has not received any telephone calls or messages from any neighbors or so on. Mr. Sturgill said and he has had the sign out. Mr. Garn said he had the sign out before, and he did not put it out this last time, so no. Everyone had gotten their notices beforehand, and there were no complainers.

There was a discussion between Mr. Sturgill and Ms. Hetman. Mr. Sturgill said that's what we are waiting for. Ms. Hetman moved with a second by Mr. Miller to approve the application. Mr. Sturgill reiterated that it's been moved with a second that the

application for a variance be approved. A roll call vote was taken. Yes votes by Ms. Hetman, Mr. Miller, Mr. Bennett, Mr. Irwin, and Mr. Sturgill. Motion carried 5-0-0.

Mr. Sturgill asked if there were any new items of business to come before the board, and there were none. He asked if there were any old items of business to come before the board. Ms. Hetman asked why he was looking at her, and Mr. Sturgill said because they were getting near her favorite job. Ms. Hetman indicated that Mr. Garn wanted to add something.

Mr. Garn said now they are at the point, the trustees and the zoning commission are looking at doing a comprehensive plan for the entire township. The county is in the process of doing theirs for the entire county, and so the township is looking to do one for Perrysburg Township. Mr. Sturgill asked how are they going to do that when they can't even get the township zoned. Mr. Garn said they can even do that over the unzoned area as to where things may develop and how they should develop. Ms. Hetman asked does that clean up certain areas that are not zoned, and Mr. Garn said no, it's just to give an idea of where things should be built, and where you might put some provisions. Mr. Sturgill said a master plan, and Mr. Garn said a master plan of where things may potentially go in certain areas. What would be better for industrial, and what would be better commercial, and better residential, and better farming. Mr. Sturgill said it sounds like a good idea. It was asked, will this be completed in their lifetime. Mr. Garn said he believes so.

Ms. Hetman then moved with a second by Mr. Bennett to adjourn. A roll call vote was taken. Yes votes by Ms. Hetman, Mr. Bennett, Mr. Irwin, Mr. Miller, and Mr. Sturgill. The motion carried 5-0-0. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Grant W. Garn".

Grant W. Garn,
Recording Secretary