

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

PUBLIC HEARING
August 15, 2006

The Perrysburg Township Board of Zoning Appeals held a public hearing on August 15, 2006. Russell Sturgill, chairman, called the meeting to order at 6:00 p.m. A roll call was taken. Mr. Sturgill said all members are present and they can conduct business.

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

MEMBERS ABSENT: None.

APPROVAL OF THE 7/18/06 MINUTES: Mr. Sturgill asked if all the members had received a copy of the minutes, and they all indicated they had. He asked if there were any corrections, additions, or deletions, and there were none. Mr. Warnimont moved with a second by Mr. Miller to approve the minutes. A roll call vote was taken. Yes votes by Mr. Warnimont, Mr. Miller, Mr. Irwin, and Mr. Sturgill. Ms. Hetman abstained. Motion carried 4-0-1.

Mr. Sturgill swore in all persons wishing to address the board this evening.

APPLICATION NUMBER 2006-5826 (CONDITIONAL USE). Michael Devolder of Selective Holdings, Ltd, owns the property at the NW corner of Eckel and Eckel Junction Roads. The east two-thirds of the building (25545 Eckel Road) is rented to the Auto Value Parts store. Nikki Badman owns Poco's Play House Doggie Day Care & Services, and they would like to operate their animal care facility in the west one-third of the building which has a street address of 12726 Eckel Junction Road. The property is zoned I-2. This use is considered an animal care facility which requires conditional use approval by the BZA.

Michael Devolder addressed the board regarding this application. He introduced Nikki Badman. He told the board that Ms. Badman is venturing into doggie day care. Mr. Sturgill asked him to speak up. Mr. Devolder said sure. He said Ms. Badman is venturing into doggie day care and would like to utilize his facility on the corner of Eckel Junction and Eckel Roads. She will be utilizing the third or 2,000 square feet to the west end of the building with its own private drive to Eckel Junction Road, and with her own parking area and a play area for the doggie day care portion during the day. Inside the building she will be providing services like pet care.

Nikki Badman addressed the board regarding this application. She told the board that the services will be just bath/wash stations, bathe and brush.

Mr. Devolder said kind of like a pet spa basically. Mr. Sturgill asked how large is the building. Mr. Devolder said the building presently is 6,000 square feet which the other 4,000 square feet is occupied presently by a wholesale auto parts store. He told the board they are requesting to utilize that in an I-2 zone which is a conditional use for an animal care facility. Mr. Sturgill said he sees some sort of a map with his application, but he does not understand it. Mr. Devolder said that map was basically all the surrounding property owners when they were researching the addresses for everyone. The actual facility is number one in the middle, and the two through eight or nine are all of the neighbors. Mr. Sturgill said number one he sees a little white box, and he asked if that was the auto parts store. Mr. Devolder said that is a 6,000 square foot building which the easterly portion is 4,000 square feet rented to an auto parts store. The other 2,000 will be rented to Poco's Play House. And they are divided inside. And then two, three, four, five, six, seven, eight, and nine are the neighbors that they provided addresses for so Mr. Garn could send out notices to their neighbors of what they were doing.

Mr. Sturgill asked if there were any questions from any of the board members of this applicant. Mr. Warnimont said he had a question for Mr. Garn. He said before there used to be two other businesses, one in the front and one in the back. The response from Mr. Devolder was a few years ago, yes. Mr. Warnimont said so is this a different type business why they have to have this with the animal care, and Mr. Garn said yes, because before it was a plumbing supply house or it was an industrial type usage, where even in this type of facility, no matter what type of building it would be in, it's a conditional use. In both of those categories it's a conditional use. Mr. Warnimont said okay.

It was asked if parking was sufficient for both businesses. There is a chain link fence or something like that. Mr. Garn said yes, they would have to answer that. He knows they have parking for the auto parts. But they said they would have a separate entrance off of Eckel Junction, a different entrance. Mr. Devolder responded saying since they are going to reference the little map, the little white block on that property, if you look just below the number one, there is a driveway off of Eckel Junction. And the auto parts utilizes Eckel Road for their end of the building, where Poco's would utilize the drive off of Eckel Junction, and they would give them ample enough space for parking off road in that fenced in area to conduct their business. Ms. Hetman said if she may, this is the building, and this is his lot. It took her awhile.

Mr. Warnimont asked if they were going to have runs on the outside like for the dogs to eventually be outside. Ms. Badman responded saying there will be one large fenced in yard for the dogs to play outside. The parking lot will be a barrier in between the road and the dogs' play area.

Mr. Sturgill asked if there were any further questions for this applicant, and there were none. Mr. Sturgill told them they could be seated and asked if there was anyone else in the audience that wished to address the board on this matter, and there was no response. Mr. Sturgill said he guessed they were ready for a vote. Ms. Hetman moved with a second by Mr. Irwin to accept the application. Mr. Sturgill repeated and restated the motion. A roll call vote was taken. Yes votes by Ms. Hetman, Mr. Irwin, Mr. Warnimont, Mr. Miller, and Mr. Sturgill. Motion carried 5-0-0.

APPLICATION NUMBER 2006-5827, (VARIANCE). Mary Anne Goodell (Schramm) owns the single-family home located at 10271 Roachton Road. It is situated on five plus acres and has approximately 200.33 feet of frontage. It is zoned A-1. They would like to split the house off, and have a lane go back, and build a new house. Article V Section A Table 5.1 states that lots that are zoned A-1 shall have at least 150 feet of frontage. The WCPC will also approve an access frontage that is 60 feet wide, which would allow for a possible public access to the rear lot split. They are asking for an access that is approximately 50.33 feet wide which is approximately 9.67 feet too short.

Mary Anne Goodell introduced herself to the board, and Joe Goodell addressed the board regarding this application. He told the board they are looking to build a single dwelling house. Mr. Sturgill told him he had to talk into the microphone and identify himself. He told the board he is her husband, Joe Goodell. He stated that they are looking to build a house there approximately 750 feet from the road. The square footage, it will be 2625 square feet, four bedroom, 2.5 bath. Ms. Goodell said they will survey off the existing home, and put the new home on the five acres.

Ms. Hetman asked if they lived in the house in front. Ms. Goodell said she owns the house in front. She rents it out. Her family has lived out there for a very long time. She used to live in the house right next door for 20 years, and she sold it to her son. And her parents live right next door to that also.

It was asked how this lines up with the other homes that are setting way back off the road. In other words, this one right next to it. Mr. Goodell said they would be sitting farther back than that. The comment was further back, and the response was yes, and they have already talked to those people, and they seem pleased.

Mr. Sturgill asked if there were any further questions for this applicant. It was asked if the existing garage will be removed, but the existing house remains on this smaller split parcel, and the response was correct. It was then asked what surrounds this. Is there anything by way of shrubbery or anything along the edges of both the split parcel with the existing residence. Ms. Goodell said the existing home there, is there any shrubbery around it, and the response was yes, to sort of shield it from their house. Is it just opened all the way back. Mr. Goodell said no, there are trees that would be a buffer zone, and they were planning on planting some trees as a buffer zone. Ms. Goodell said the 50 feet that they will use as the access to go in, the house will be

directly back from that basically. So the other house, the existing house will be more to the left if you look at it from the front. So they won't be directly behind the existing home.

The next question was and then relative to the location of the new house, are there residences to the east and west directly adjacent, and Ms. Goodell said yes, on the west is the house that she sold to her son who is here now, and on the house next to that are her parents. On the east side, St. Marys live there, and they were the ones that said they were pleased with the idea. They showed them the home they were going to build, and they told them where they were planning on putting it, and they were pleased with the idea. The next question was and the houses on the east and west are located approximately how far back from the road. Ms. Goodell said the house on the west sits basically on about one acre. She said she was sorry, on the east. On the east it sits on one acre, so they would be an acre behind. And the one beside on the west, they sit back quite a bit farther. Mr. Goodell said about a couple of acres, and they will be behind them. Ms. Goodell said just a little bit behind them. She thinks the front of their house will be just close to where the end of their house begins. It was asked if there are any residences up closer to the road like the existing house they are showing on their drawing on either of those ones, and Ms. Goodell said no.

Mr. Sturgill asked Mr. Warnimont if the 12 foot drive causes any problems with the fire department, and Mr. Warnimont said no, not really, sir, as long as there are no trees where they have to go through trees or anything. Like sometimes they cut through the woods. Ms. Goodell said she was sorry to interrupt, but there are no woods in that area. They just had some trees cut down actually to make a clearing.

Ms. Hetman asked if they were going to have a new driveway over the ditch, or are they going to use the same old one. Ms. Goodell said there is no driveway at that point. They would have to put one in. Mr. Goodell said they are not going to use the existing one in the front of the rental. They would build a new one.

Mr. Sturgill asked if there were any further questions for these applicants, and there were none. He asked if there was anyone else in the audience that wished to address the board on this matter.

Gary Britton addressed the board regarding this application. He told the board he is neighbors of where they are going to build this, and they own the farm directly across the street. He just came. He does not have a problem with any of this. He feels they probably should go ahead and grant it if that's what they want. He knows they are going to build a nice home. They have been looking for a long time. They tried to buy the lot down the road and could not come to terms with the gentleman. So he just wanted to come to say that they have his blessing, and he thanked the board.

Mr. Sturgill thanked him. He asked if there was anyone further who wished to address the board, and there was no one. He asked if there was any further discussion, and there was none. He said he guessed they were ready for a motion. Mr. Warnimont moved with a second by Ms. Hetman to accept the application. Mr. Sturgill repeated and restated the motion. A roll call vote was taken. Yes votes by Mr. Warnimont, Ms. Hetman, Mr. Irwin, Mr. Miller, and Mr. Sturgill. Motion carried 5-0-0.

Mr. Sturgill asked if there was any new business to come before the board, and there was none. He asked if there was any old business, and there was none. He said okay, Ms. Hetman, your favorite motion. Ms. Hetman moved with a second by Mr. Warnimont to adjourn. A roll call vote was taken. Yes votes by Ms. Hetman, Mr. Warnimont, Mr. Irwin, Mr. Miller, and Mr. Sturgill. The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

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

Grant W. Garn,
Recording Secretary