



Board of Zoning Appeals **Meeting Minutes February 20, 2018**

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

Pledge of Allegiance was said.

Mr. Miller then asked Mr. Celley to please call the roll.

Members present: Mr. Miller, Mr. Justus, Mr. Warnimont, Mr. Bilkovsky, and Mr. Liebenthal
Members absent: Mr. Irwin and Ms. Wilker

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 moved to the first order of business, election of 2018 officers of the Board. ***Mr. Bilkovsky made a motion to nominate Officers of the Board to be filled as they were in 2017; Mr. Miller as Chairman, Mr. Irwin as Vice-Chairman, 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 Mr. Celley to please call roll. *YES - Mr. Bilkovsky, Mr. Warnimont, Mr. Justus, Mr. Liebenthal, and Mr. Miller. Motion carried.*

Mr. Miller moved to the first formal item of business, the approval of the agenda for February 20, 2018. ***Mr. Liebenthal made a motion to approve the agenda, Mr. Bilkovsky seconded the motion.*** Mr. Miller stated there was a motion and a second to approve and asked if there was any further discussion. Hearing none, Mr. Miller asked Mr. Celley to please call roll. *YES - Mr. Liebenthal, Mr. Bilkovsky, Mr. Justus, Mr. Warnimont, and Mr. Miller. Motion carried.*

Mr. Miller moved to the next formal item of business, the approval of the meeting minutes for the December 19, 2017 Board of Zoning Appeals meeting. ***Mr. Bilkovsky made a motion to approve the meeting minutes, Mr. Warnimont seconded the motion.*** Mr. Miller stated there was a motion and a second to approve and asked if there was any further discussion. There being no further discussion, Mr. Miller asked Mr. Celley to please call roll. *YES - Mr. Bilkovsky, Mr. Warnimont, Mr. Justus, Mr. Liebenthal, and Mr. Miller. Motion carried.*

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. Duane Sulewski, 277 Bluejacket Road, requests to construct a new 56' x 32' (1,792 sf) pole barn at 28861 Tracy Road (P57-300-360401009000). There is an existing 16' x 12' (192 sf) utility shed on the property. Per [Article VII](#),

[Section B.2.a\(2\)](#) “In all residential districts accessory structures shall not cover an area greater than the ground floor area of the principal building, or fifteen (15) percent of the lot area, whichever is less.” The first floor area of the principal (residential) building is 826 square feet. The property contains 2 acres of land and is zoned R-1 Rural Residential District (Low Density).

Mr. Duane Sulewski, 277 Bluejacket Road, detailed the proposed accessory structure and characteristics of the property. Mr. Sulewski stated construction would complement aesthetics of the neighborhood and indicated he planned to revitalize and expand the existing home on the property. He stated the barn would be a cold storage to house his tractor, tools, and supplies.

Mr. Justus stated that many neighbors had similar buildings to what was being requested. He stated that the property was in disarray and posed several conditions prior to approval of the request. Mr. Justus indicated that the conditions [copy in file] covered cleaning of the property and a follow up inspection by the Zoning Administrator, prior to issuance of a Zoning Certificate. Mr. Sulewski detailed some of the cleanup efforts that were completed and agreed to the proposed conditions.

Mr. Miller questioned the nature of the debris existing on the property. Mr. Sulewski indicated there were a lot of glass racks, tires, and trees. Mr. Miller asked where the new barn would be placed. Mr. Sulewski indicated it would be placed in an open area to avoid removal of trees. Mr. Miller questioned if a business would be operated out of the structure. Mr. Sulewski stated that he would not be operating a business. Mr. Sulewski hopes to have two (2) homes on the properties within five (5) years.

Mr. Miller asked if there was anyone that wished to speak in support or opposition of the application. Mr. Sulewski confirmed that the property needed to be cleaned up prior to construction. Mr. Justus stated the Zoning Administrator may extend the effective date of any required township permits pertaining to the application for a period of six (6) months. Mr. Miller encouraged Mr. Sulewski to speak with the Zoning Administrator regarding her expectations for property cleanup.

There being no further discussion, ***Mr. Justus made a motion to accept Application No. Z2017-0216 with noted conditions of approval [see file] and no items shall be relocated to the adjacent property owned by the applicant. Mr. Bilkovsky seconded the motion.*** Mr. Miller stated there was a motion and a second to approve and asked if there was any additional discussion. Hearing none, Mr. Miller asked Mr. Celley to please call roll. YES – Mr. Justus, Mr. Bilkovsky, Mr. Warnimont, Mr. Liebenthal, and Mr. Miller. Motion carried.

Mr. Miller moved to the second matter on the agenda. ***Application No. Z2018-0006 (variance)*** Contegra Construction Company, LLC, on behalf of Walgreens Co., submitted plans for the expansion of Walgreens Distribution Facility located at 28727 Oregon Road ([P57-300-36000017001](#)). Applicants seek variance approval from the number of required parking spaces, as defined within [Article IX. Off Street Parking & Loading Requirements](#).

Mr. Battaglia, LJB Inc., reported he was working with Contegra and Walgreens Distribution on the Walgreens Distribution expansion. Mr. Battaglia stated a parking study was completed to support the application. Mr. Battaglia provided a brief summary of the project and indicated the required number of parking spaces was based on square footage of the building. Mr. Battaglia reported cameras were installed for 24 hours to study the parking needs. He continued that Walgreens Distribution currently has 700 +/- parking spaces, which will be sufficient for the parking needs due to expansion. Mr. Battaglia detailed the study of existing and proposed employees as well as

parking need. In summary, Walgreens Distribution has sufficient parking for the proposed expansion.

Mr. Warnimont questioned how many parking areas were on the property and if supervisors parked with hourly employees. Mr. Battaglia stated there was one parking lot for all employees. Mr. Miller clarified the applicants were requesting a waiver of any additional parking requirements due to expansion. Mr. Wade Gottschalk, Wood County Economic Development Commission (WCEDC) and Justin Joseph, General Manager, Walgreens Distribution, detailed current and proposed number of employees.

Mr. Miller asked if there was anyone else that wished to speak in support or opposition of the application. Hearing none, Mr. Miller opened up discussion among Board members or a motion. ***Mr. Warnimont made a motion to accept Application No. Z2018-0006 allowing a waiver of any additional parking requirements, with Mr. Justus seconding the motion.*** Mr. Miller stated there was a motion and a second to approve the application and asked if there was any further discussion. Hearing none, Mr. Miller asked Mr. Celley to please call roll. *YES – Mr. Warnimont, Mr. Justus, Mr. Bilkovsky, Mr. Liebenthal, and Mr. Miller. Motion Carried.*

Mr. Miller moved to the final matter for consideration. ***Application No. Z2018-0007 (variance)*** Christopher Stueve, 240 Riverside Drive (Rossford), requests to construct a new single-family dwelling at 29145 E. River Road ([P60-300-704106024000](tel:60300704106024000)). Applicant seeks variance approval from the development standards found within [Article V. Minimum Dimensional and Construction Requirements](#). The property is zoned R-1 Rural Residential District (Low Density) and contains approximately 0.226 acres of land.

Mr. Stueve, 240 Riverside Drive, spoke regarding the application and reported that a variance was granted in 2000 for building setbacks. Mr. Stueve reported approval from obtained from Ohio Department of Transportation (ODOT) for the driveway layout. Board members reviewed the variance granted in 2000 which allowed a twenty-five (25) foot setback and requested clarification of the proposed site plan. Mr. Justus stated the required front yard setback from a state highway was seventy (70) feet from the right-of-way. He questioned if the applicant proposed a five (5) feet and five (5) inch setback of the main structure from the state right-of-way. Mr. Justus reported the property was used as a dump for concrete driveways and sidewalks thirty (30) years ago. Mr. Michael Holmes, 29143 Belmont Lake Road, stated that he owned the adjacent property and reported that the concrete was removed and rip rap installed. Mr. Miller asked where the roof line of the home would be according to the proposed site plan. Mr. Stueve stated the height of the roof line was unknown; the first floor would be below grade and it was proposed to be a two story structure.

Mr. Miller opened up discussion among Board members. Mr. Bilkovsky stated the property had a beautiful view but voiced concerns about the elevation and construction of the dwelling. Mr. Stueve stated he worked for Rudolph Libbe and assured members that it would be constructed correctly. Mr. Justus questioned if there were alternate plans that would allow for the structure to be located back further from the roadway, noting the curve was referred to “dead man’s curve”. Mr. Justus expressed concern with the square footage of the proposed structure versus the 2000 proposal.

Discussion ensued regarding the plot plan. Board members discussed the survey and noted confusion about the location of the right of way line and asphalt surface; agreeing that more information was needed to consider the application. Mr. Miller wondered if the matter could be deferred to the next meeting with the application fee being waived. Mr. Stueve agreed to continue

the matter to March 2018. **Mr. Warnimont moved to continue consideration of the application to March 2018, Mr. Justus seconded the motion.** Mr. Miller stated there was a motion and a second to continue the matter and asked if there was any further discussion. Mr. Miller then asked Mr. Celley to please call roll. *YES – Mr. Warnimont, Mr. Justus, Mr. Bilkovsky, Mr. Liebenthal, and Mr. Miller. Motion carried.*

Mr. Miller entertained a motion to adjourn. **Mr. Justus made a motion to adjourn, with Mr. Bilkovsky seconding the motion.** Mr. Miller asked Mr. Celley to please call roll. *YES - Mr. Justus, Mr. Bilkovsky, Mr. Warnimont, Mr. Liebenthal, and Mr. Miller. Motion carried.*

Meeting adjourned at 7:00 p.m.

Respectfully submitted,
Kelly Hemminger