



Board of Zoning Appeals **Meeting Minutes July 17, 2018**

Mr. Justus, Secretary of the Perrysburg Township Board of Zoning Appeals, called the meeting to order at 6:00 p.m. Pledge of Allegiance was said. Mr. Justus then asked Ms. Hemminger to please call the roll.

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

Members absent: Mr. Miller and Mr. Irwin.

Mr. Justus 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. Justus reported the Chairman Miller and Vice-Chairman Irwin were absent and stated a Secretary, pro-tem, needed to be elected. ***Mr. Liebenthal moved to elect Mr. Bilkovsky as pro-tem secretary, with Mr. Warnimont seconding.*** Mr. Justus reported there was a motion and second to elect Mr. Bilkovsky and asked if there was any further discussion. Hearing none, Mr. Justus asked Ms. Hemminger to call roll. *YES – Mr. Liebenthal, Mr. Warnimont, Ms. Wilker, and Mr. Justus. ABSTAIN – Mr. Bilkovsky. Motion Carried.*

Mr. Justus moved to the first formal item of business, the approval of the agenda for July 17, 2018. ***Mr. Bilkovsky made a motion to approve the agenda, Ms. Wilker seconded the motion.*** Mr. Justus stated there was a motion and a second to approve and asked if there was any further discussion. Hearing none, Mr. Justus asked Ms. Hemminger to please call roll. *YES - Mr. Bilkovsky, Ms. Wilker, Mr. Warnimont, Mr. Liebenthal, and Mr. Justus. Motion carried.*

Mr. Justus moved to the next formal item of business, the approval of the meeting minutes for the June 19, 2018 Board of Zoning Appeals meeting. ***Mr. Liebenthal made a motion to approve the meeting minutes, Mr. Warnimont seconded the motion.*** Mr. Justus stated there was a motion and a second to approve and asked if there was any further discussion. There being no further discussion, Mr. Justus asked Ms. Hemminger to please call roll. *YES – Mr. Liebenthal, Mr. Warnimont, Mr. Bilkovsky, and Mr. Justus. ABSTAIN – Ms. Wilker. Motion carried.*

Mr. Justus stated they would now move to the public hearing. Mr. Justus 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. Justus moved to the first substantive item on the agenda. **Application No. Z2018-0057** (*variance*) Bryan D. Ellis, on behalf of Commercial Aluminum Cookware Co., requests variance approval to allow for construction of a 25' x 50' addition to the rear of Calphalon Corporation, located at 310 Third Street (P57-300-250001021000). Applicants request reduction of the required rear yard from forty (40) feet to fifteen (15) feet, per Article V. Minimum Dimensional and

Construction Requirements. Property is zoned I-2 General Industrial and contains 9.64 acres of land. Mr. Weber stated they were aware of the transmission line and in contact with Toledo Edison.

Mr. Andrew Weber, 3766 Hill Avenue, Toledo, OH, 43607 stated they were requesting a reduction in the required rear yard setback to allow construction of a building addition. Mr. Bilkovsky questioned how tall the building was. Mr. Kevin Oberhouse, 850 Rall Road, Toledo, OH 43617 stated the building would be 16 foot tall at the highest point and ten foot tall. Mr. Bilkovsky questioned if they were aware of the Toledo Edison transmission line located to the rear of the building. Mr. Bilkovsky encouraged the applicants to contact Toledo Edison. Mr. Warnimont questioned the purpose of the addition. Mr. Oberhouse stated the addition would house a cardboard bailer. Mr. Justus offered time for discussion amongst Board members.

Mr. Justus asked if anyone was present that wished to speak in support or opposition. Hearing none, Mr. Justus entertained a motion. ***Mr. Warnimont made a motion to accept Application No. Z2018-0069, Mr. Liebenthal seconded the motion.*** Mr. Justus stated there was a motion and a second to approve and asked if there was any additional discussion. Hearing none, Mr. Justus asked Ms. Hemminger to please call roll. *YES – Mr. Warnimont, Mr. Liebenthal, Ms. Wilker, and Mr. Justus. NO – Mr. Bilkovsky. Motion carried.*

Mr. Justus moved to the next substantive item on the agenda. **Application No. Z2018-0085** – (variance) Huntington Outdoor Advertising, LLC, requests to construct a new off-premises pole mounted sign at 28878 Starbright Boulevard (P57-300-36040302200). Proposed sign will include one 32 foot high steel pole with two 8' x 20' faces in each direction. Applicant is appealing administrative denial of zoning certificate for sign structure. Proposed sign does not conform to provisions within Article X. Sign Regulations. Property is zoned C-2 Community Business District and contains approximately 0.627 acres of land.

Mr. Brad Carpenter, 524 ½ S. Broadway, Greenville, OH 45331, spoke on behalf of the application. Mr. Carpenter indicated they were seeking variance approval to allow the height of the proposed sign to exceed the maximum permitted height of 25 feet. Mr. Carpenter stated they would like the sign height to be 32 feet high. He stated the bottom of the sign would be eight feet off of the ground. Mr. Bilkovsky stated the exhibit showed the overall sign height at 31 feet. Mr. Liebenthal stated that the proposal that Mr. Carpenter talked about conflicted with the diagram they were reviewing. Mr. Carpenter stated he provided Board members with incorrect verbal information and would like to proceed according to the documents that were provided in advance of the meeting. Mr. Bilkovsky questioned if the sign would be lighted. Mr. Carpenter stated the sign would be illuminated. Mr. Justus questioned if the property would be considered a corner lot. Ms. Hemminger stated she would consider the property a corner lot, with two front yards. Mr. Justus stated the sign was over the permitted square footage. Mr. Carpenter stated they were requesting multiple faces and two sided. Mr. Carpenter stated each sign face would be 8 feet by 20 feet, or 160 square feet. Referencing Article X.F.4., Mr. Justus discussed the sign spacing, maximum size, and maximum height. Mr. Carpenter stated he was requesting variance approval from all requirements of Article X.F.4.

Mr. Justus asked if there were any additional questions from Board members and allowed public comments in support of opposition to the application. Hearing none, Mr. Justus entertained a motion. Mr. Warnimont made a motion, to approve Application Z2018-0085, with Mr. Justus seconding the motion. Mr. Justus stated there was a motion and second to approve and asked if there was any further discussion. There being no further discussion, Mr. Justus asked Ms. Hemminger to please call roll. Mr. Warnimont noted there was confusion between the application

that was submitted and the information they were provided with at the meeting. Mr. Carpenter noted for the record, the purpose of the sign was to advertise local businesses. He indicated his company generally advertises for service providers and it is family friendly; attorneys, health care providers, car dealerships, contractors, etc. Mr. Carpenter stated his sign is a service to the community. Mr. Justus stated there was a motion and a second to approve the application and asked if there was any further discussion. Hearing none, Mr. Justus asked Ms. Hemminger to please call roll. *NO – Mr. Warnimont, Mr. Justus, Mr. Bilkovsky, Ms. Wilker, and Mr. Liebenthal. Motion denied.*

Mr. Justus entertained a motion to adjourn. ***Mr. Warnimont made a motion to adjourn, with Mr. Bilkovsky seconding the motion.*** Mr. Justus asked Ms. Hemminger to please call roll. *YES - Mr. Warnimont, Mr. Bilkovsky, Ms. Wilker, Mr. Liebenthal, and Mr. Justus. Motion carried.* Meeting adjourned at 6:22 p.m.

Mr. Justus reconvened the meeting to recognize an addendum to the agenda. Mr. Justus reported that Application No. Z2018-0086 (*variance*) requested to defer their application to the next meeting, August 21, 2018. Mr. Warnimont made a motion to accept the request with Mr. Bilkovsky seconding. Mr. Justus stated there was a motion and second to allow deferral of the application to August 21, 2018 and asked if there was any further discussion. Hearing none, Mr. Justus asked Ms. Hemminger to call roll. *YES – Mr. Warnimont, Mr. Bilkovsky, Mr. Liebenthal, Ms. Wilker, and Mr. Justus. Motion carried.*

Mr. Justus entertained a motion to adjourn. ***Mr. Warnimont made a motion to adjourn, with Mr. Bilkovsky seconding the motion.*** Mr. Justus asked Ms. Hemminger to please call roll. *YES - Mr. Warnimont, Mr. Bilkovsky, Ms. Wilker, Mr. Liebenthal, and Mr. Justus. Motion carried.* Meeting adjourned at 6:30 p.m.

Respectfully submitted,
Kelly Hemminger