



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

Mr. Miller, 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 Ms. Hemminger to please call the roll.

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

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 formal item of business, approval of the agenda for November 20, 2018. ***Mr. Warnimont 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 Ms. Hemminger to please call roll. ***YES - Mr. Warnimont, Mr. Bilkovsky, Ms. Wilker, and Mr. Miller. ABSTAIN - Mr. Irwin. Motion carried.***

Mr. Miller moved to the next formal item of business, the approval of the meeting minutes for the August 21, 2018 Board of Zoning Appeals meeting. ***Mr. Warnimont made a motion to approve the meeting minutes, 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. There being no further discussion, Mr. Miller asked Ms. Hemminger to please call roll. ***YES - Mr. Warnimont, Mr. Bilkovsky, Ms. Wilker, and Mr. Miller. ABSTAIN - Mr. Irwin. 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. Application No. **2018-0159** - Thomas Caster of CC Pool Builders, 6644 Turk Road, Ottawa Lake, MI, on behalf of Breen & Dedra Lyden, [9601 Ford Road \(P57-300-340104001500\)](#), Perrysburg, OH, requests variance approval to allow installation of an automatic pool cover system in lieu of required fencing. See [Article VII, Section BB. Swimming Pools for Private Use](#). Property is zoned R-1 Rural Residential District and contains 1.16 acres of land.

Mr. Thomas Caster of CC Pools, 6644 Turk Road, provided members with specifics on the automatic pool cover system. Mr. Caster stated that if operated properly, accidental death of small children could be avoided when the pool is not in use. Mr. Caster stated the cover can withstand 485 pounds, or what is considered two adults and one child, and reported the system has been approved in 40 states, unfortunately Ohio was not one.

Mr. Miller turned discussion to Board members for questions or comments. Mr. Warnimont questioned how the system operated. Mr. Caster described the motorized system and stated it was stored within a polyurethane box flush to the ground. Mr. Caster reported the device is operated by a switch, which is enclosed in a locked box. Mr. Bilkovsky questioned if there was a remote control. Mr. Caster stated there was not. Mr. Warnimont questioned if the pool cover closed automatically with sensors, or only manually. Mr. Caster stated it needed to be operated manually. Mr. Irwin questioned if a fence was proposed on the site plan. Ms. Hemminger reported a fence was proposed, should the automatic pool cover be denied. Mr. Craig Caster stated as a business owner and father, he felt the pool cover technology was outstanding and provided peace of mind. Ms. Dedra Lyden, 2445 Coe Court, stated they have a three (3) year old, which was why the cover was important to them.

Mr. Irwin questioned if property owners discussed the proposed cover with neighbors. Mr. Breen Lyden reported he had talked with neighbors and they were supportive. Mr. Warnimont questioned if the pool cover would be covered by the homeowners property insurance. Mr. Craig Caster reported the cover was a beneficiary in the State of Michigan. Mr. Warnimont questioned if there was a backup power option, should the power go out. Mr. Lyden reported there will be a backup generator.

Mr. Miller suggested the Township might consider amending the Zoning Resolution to allow automatic pool cover systems. He asked Ms. Hemminger what the time frame would be for a text amendment. Ms. Hemminger reported it would take approximately 90-120 days. Mr. Miller questioned the time frame for pool construction. Mr. Craig Caster reported they would like to begin digging tomorrow and indicated they needed to order the pool with or without cover.

Mr. Miller asked if anyone was present that wished to speak in support or opposition to the application. Hearing none, Mr. Miller opened up discussion among the Board members or a motion. ***Mr. Warnimont made a motion to approve Application No. 2018-0159. Ms. Wilker seconded the motion.*** Mr. Miller stated there was a motion and second to approve the application. Hearing no further discussion, Mr. Miller asked Ms. Hemminger to please call roll. *YES – Mr. Warnimont and Ms. Wilker. NO – Mr. Bilkovsky, Mr. Irwin, and Mr. Miller. Motion denied.*

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

Respectfully submitted,
Kelly Hemminger