



Board of Zoning Appeals

Meeting Minutes July 16, 2019

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

The Pledge of Allegiance was said. Mr. Miller then asked Ms. Hemminger to please call the roll.

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

Mr. Miller called for a motion to approve the agenda, Mr. Warnimont moved to approve as presented, Mr. Bilkovsky seconded. Mr. Miller asked Ms. Hemminger to call the roll. YES- Mr. Warnimont, Mr. Bilkovsky, Mr. Justus, Mr. Irwin, Mr. Miller. Motion carried.

Mr. Miller moved to the next order of business, approval of the June 18, 2019 meeting minutes, ***Mr. Bilkovsky moved to approve the minutes of the June 18, 2019 meeting, Mr. Justus seconded the motion. Mr. Miller asked Ms. Hemminger to call the roll. YES – Mr. Irwin, Mr. Bilkovsky, Mr. Miller, Mr. Justus, Mr. Warnimont. Motion carried.***

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 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. **2019 0077** (variance) Derek Feltman, 118 W. South Boundary, Perrysburg, requests variance approval to permit construction of a single family dwelling at 0 E. River Road (P60-300-690101034002 (0.096 acres) and (P60-300-690101035001(0.254 acres) Proposed dwelling would encroach into the required front (70'), side (10' min/25' sum), and rear yard (60') setbacks, per Article V. Minimum Dimensional and Construction requirements. Applicant requests to construct across part of Lots 1 & 2, Block "B" East Bend Addition. Board shall determine if lots are or are not to be an undivided parcel, per Article II, Section B.3. Nonconforming Lots of Record in Combination. Property is zoned R-1 Rural Residential District (Low Density).

Mr. Miller asked the applicant to present his case.

Derek Feltman, 118 W. South Boundary, spoke on his own behalf. He stated that he had been a builder since 1997, and his business partner was present to speak as well. He has lived here for 15 years and always wanted to live on the river. He has a boat he keeps at the Rossford Marina. He has five children, and three that currently drive. He currently has the land under contract with two stipulations: 1) Sell current property, 2) Receive Variance approval. His land has sold, and he is seeking the variance. He is asking for approval of his current application. He included information from the JDI Group showing the buildable space on the parcels, showing 9' setback on one side and 1' setback on the other so is not buildable without a variance. He also contacted Michael Stormer from ODOT who approved a driveway for the middle of the property. He is asking for 10' either side, as well as a 25' setback. He stated that variances were approved for 26' setbacks at two neighboring properties; 29145 and 29163 E. River Road. He also provided some conceptual drawings of the dwelling he is looking to build.

Mr. Miller asked for questions from the board. Mr. Justus thanked the applicant for the additional information provided. He asked if these were condemnation lots, with the sum of front footage of 110'. The applicant and also provided a picture of the neighboring property. Mr. Bilkovsky stated that he had driven by the property at 1:30 p.m. today, and there was still a "for sale" sign on the property. Mr. Feltman stated that he had just received an extension to his contract to purchase until August 11, 2019 so the property was still under contract. Mr. Bilkovsky also mentioned the plot plan from JDI stating that there was no reference on the drawing as to Lot 1 and Lot 2. The applicant responded that there is 20' on the west side and that the lots were combined, with the main parcel on the east side. Mr. Miller would like to see a side view of the proposed dwelling, stating that there is a lot of garage space. The applicant stated that they do not have a topographical survey as yet; he believes that there is a 40' drop off on the river side so some living space would be below grade. He would also like to put a pool and deck on the river side. Mr. Miller asked if it would be 2-3 stories on the river side. Mr. Feltman answered yes. Mr. Bilkovsky stated that at 1:30 today he was surprised at the high volume of traffic coming from Rossford. He asked if the applicant has considered personal safety. The applicant stated that yes, personal safety has been considered. He said his youngest is age 13, but if he was younger, the property would not be considered. He hopes that the construction of the garages as depicted would allow his other children to turn around and enter the roadway without backing. Mr. Bilkovsky asked if the height in the concept drawing would remain the same. The applicant stated that if the variance was permitted that yes, the height would remain the same, but there would be possible changes on the river side.

With no additional questions from the board, Mr. Miller asked if anyone present wished to speak in support of the application. With no response, Mr. Miller asked if anyone present wish to speak in opposition.

Phil Kajca, 28887 E. River Rd, on the east of the property, concerned with view to exit his drive as he considered it a safety hazard. His property sits on two lots with a steep driveway that requires professional maintenance for snow and ice removal.

Jack Kohl, 28871 E. River Rd, on the west side of the property stated that he is very concerned about visibility when pulling onto River Rd. as well as the construction traffic that will be created.

Mr. Miller opened the application for discussion and/or a motion. Mr. Warnimont stated that safety and setbacks are always concerns on River Rd. **Mr. Warnimont moved to approve Application 2019 0077, Mr. Miller seconded the motion.** Mr. Miller asked Ms. Hemminger to call the roll. *YES – Mr. Warnimont, Mr. Miller, NO – Mr. Bilkovsky, Mr. Irwin, Mr. Justus. Application is denied.*

Mr. Miller asked for public comments. Hearing none, he entertained a motion to adjourn. **Mr. Warnimont made a motion to adjourn, with Mr. Bilkovsky seconded the motion.** Mr. Miller asked Ms. Hemminger to please call roll. *YES - Mr. Warnimont, Mr. Bilkovsky, Mr. Irwin, Mr. Justus, and Mr. Miller. Motion carried.*

Meeting adjourned at 6:25 p.m.

Respectfully submitted,
Liz Avery