



**Board of Zoning Appeals**  
**Perrysburg Township**, *Established 1823*

26609 Lime City Road Perrysburg, Ohio 43551  
Phone: 419.872.8861 Fax: 419.872.8889

**www.perrysburgtownship.us**

Russell R. Miller, Chair  
Bill Irwin, Vice-Chair  
Jeffry D. Justus, Secretary  
Bob Warnimont  
Jim Bilkovsky  
Linda Wilker, Alternate  
Vacant, Alternate

**MEETING AGENDA**

November 19, 2019 @ 6:00pm

**CALL TO ORDER** Russell R. Miller, Chair

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Mr. Miller, Mr. Irwin, Mr. Justus, Mr. Warnimont, Mr. Bilkovsky, Ms. Wilker (A)

**APPROVAL OF MEETING AGENDA** November 19, 2019

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**APPROVAL OF MEETING MINUTES** October 15, 2019

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**PUBLIC HEARING** - *Swearing in of all those who wish to testify or make statements before the Board of Zoning Appeals. "Do you hereby swear and affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?"*

1. **2019 0129** GEM Energy, LLC of the Rudolph Libbe Group, 6842 Commodore Drive, on behalf of Penta Career Center, requests variance approval to permit installation of a solar panel array at 9301 Buck Road (P57-300-270401001501). Proposed solar project will exceed permitted height and surface area coverage under [Article VII, Section HH. Solar Panel](#). Property is zoned A-1 Agricultural and contains approximately 153 acres of land.

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

2. **2019 0112** (*Con't from 10/15/19*) Daric Peppers, 118 W. South Boundary, requests variance approval to allow construction of a single-family dwelling at 0 E River Rd ([P60-300-690101034002](#) (0.096 acres) and [P60-300-690101035001](#) (0.254 acres)). Proposed dwelling will encroach into required 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.

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

3. **2019 0113** (*Con't from 10/15/19*) Derek Feltman, 118 W. South Boundary, request variance approval to permit construction of a single-family dwelling at 29145 & 29163 E. River Rd ([P60-30-704106024000](#) (0.226 acres) & [P60-300-704106008001](#) (0.2553 acres)). Proposed dwelling

will encroach into required setbacks, per [Article V. Minimum Dimensional and Construction Requirements](#). Applicant requests to construct across part of Lots 9 & 10, Block "C" East Bend Addition. Board shall determine if lots are an undivided parcel, per [Article II, Section B.3. Nonconforming Lots of Record in Combination](#). Property is zoned R-1 Rural Residential.

Action taken: \_\_\_\_\_  
1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

**PUBLIC COMMENTS**

**ADJOURNMENT**