



Board of Zoning Appeals
Meeting Minutes January 18, 2022

Mr. Miller called the meeting to order and asked Mr. Celley to call the roll.

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

Mr. Miller asked for cell phones to be silenced and asked that those that need to take calls to step to the foyer for those calls. Any discussions should be taken to the foyer as well, as our sound system is sensitive.

Pledge of Allegiance

Election of Officers

Mr. Miller opened the floor for nominations, **Mr. Warnimont nominated Mr. Miller as chair, Mr. Biniker seconded.** *YES - Mr. Miller, Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Goodell.* **Motion carried.**

Mr. Miller continued with a request for nominations of a vice-chair. **Mr. Biniker nominated Mr. Warnimont as vice-chair, Ms. Wilker seconded.** *YES - Mr. Miller, Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Goodell.* **Motion carried.**

Mr. Miller requested nominations for secretary. **Mr. Warnimont nominated Ms. Wilker as secretary, Mr. Miller seconded.** *YES - Mr. Miller, Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Goodell.* **Motion carried.**

Mr. Miller asked for a motion to approve the January 18, 2022, meeting agenda **Ms. Wilker moved to approve the agenda, Mr. Goodell seconded.** *YES - Mr. Miller, Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Goodell.* **Motion carried.**

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.

2021-0112 (*variance*) Proudfoot Associates, Inc. requests variance approval from signage standards within [Article VII, Section Z. State Route 20/23 Overlay District](#) to install a new

pylon sign and electronic message center for Culver's Restaurant. Property is located on the north side of Fremont Pike east of South Compass Drive. Property is zoned Planned Unit Development – Mixed (PUD-M) and within State Route 20/23 Overlay District. Wood County Parcel No. [P57-400-026102002006](#)

Mr. Thomas Yurysta, Proudfoot Associates, Inc. 10210 Waterville Street, Whitehouse, OH stated Proudfoot was the site consultant for Culvers. Mr. Yurysta introduced Jack Atkinson and Dan Swinafes representing Culvers Restaurant and Paul Proudfoot, Proudfoot Associates, Inc. Mr. Yurysta recognized the previously proposed pole sign was not preferred by Board members and presented a revised sign proposal. Mr. Yurysta reiterated they had visibility concerns and requested consideration of several signs they had proposed.

Mr. Miller asked for questions or comments from Board members. Mr. Warnimont spoke regarding location of proposed sign. Mr. Yurysta indicated the sign would be located on the east end of Culvers property. Mr. Jack Atkinson, Culvers, indicated contact was attempted with Cocoon Shelter but no call was returned.

Mr. Miller opened the floor for discussion among Board members or a motion. **Mr. Warnimont moved to accept Application 2021-0112, specifically the thirteen (13) foot high sign that was proposed. Ms. Wilker seconded the motion. Yes – Mr. Goodell, Mr. Miller, Mr. Warnimont, Ms. Wilker, and Mr. Biniker. Motion approved.**

2021-0123 (*variance*) Shawn Hoover, Service Leaders LLC, requests variance approval from required fencing for proposed self-storage unit facility at 29250 Glenwood Road. Site includes 3.87 acres of land zoned I-2 General Industrial District. Wood County Parcel No. [P57-300-350000012000](#).

Mr. Shawn Hoover, Service Leaders, LLC, introduced himself and stated they have (6) six other storage facilities without fencing. He noted they do not believe fencing is aesthetically pleasing. Mr. Warnimont asked about security. Mr. Hoover feels the security cameras would provide ample security and noted he does not believe a fence will prevent criminals. Mr. Warnimont asked location of other facilities. Mr. Hoover responded Carey, Findlay, Tiffin, Upper Sandusky, Fostoria, and Willard. Mr. Biniker asked if property would have outside storage. Mr. Hoover stated all storage would be inside. Ms. Wilker asked if cameras were monitored. Mr. Hoover stated all images were recorded and described proposed site photometrics.

Mr. Miller opened the floor to testimony in favor of application. Hearing none, Mr. Miller asked for testimony against variance request. Mr. Ronald Marshalko, 29302 Glenwood

Road, indicated he was concerned with lighting and would like to see fencing installed. Mr. Marshalko indicated there were several storage facilities in the area.

Mr. Miller asked for additional comments, hearing none, Mr. Warnimont moved to deny application 2021-0123. No second was offered, motion died for lack of second. Mr. Miller hearing no additional motion, moved to approve Application 2021-0123. Mr. Goodell seconded the motion. Yes – Mr. Miller and Mr. Goodell. No – Mr. Warnimont, Ms. Wilker, and Mr. Biniker. Application denied.

2022-0002 (*conditional use*) Cappelletty Engineering, on behalf of Signature Self Storage LTD, requests conditional use permit for a proposed self-storage facility. Property is located on the south side of Fremont Pike, east of Thompson Road, zoned C-2 Community Business District and located within State Route 20/23 Overlay District. [Article XII.C.2.c. Conditional Use Certificates](#) and [Article IV. Land Uses](#). Wood County Parcel No. [P57-400-066000015000](#) (12.16 acres)

Mr. Mike Cappelletty, 6145 Douglas Road, Toledo, OH, project engineer spoke regarding the application. Mr. Cappelletty stated the property was rezoned from A-1 Agricultural to C-2 Community Business District recently. Mr. Cappelletty stated a right-in and right-out was approved by Ohio Department of Transportation. He indicated dense landscaping would be extended to the south and west property lines.

Mr. Miller opened the floor to public comments. No comments received in favor of application. Mr. Ed Stuart, 26566 Thompson Road, indicated he did not support or oppose the application; he indicated he would like to have a copy of the property survey. Mr. Cappelletty reported he had not performed the survey but would be happy to share a copy with Mr. Stuart.

Ms. Chris Coultrip, 26786 Thompson Road, voiced concerns about drainage. Mr. Miller encouraged individuals to coordinate drainage issues with the project engineer. Mr. Warnimont inquired about proposed service road. Mr. Cappelletty noted the access road was a Township matter to extend an access road from Thompson Road. Mr. Cappelletty indicated Mr. Britten requested installation of a service drive to Wood County standards. Mr. Cappelletty indicated the proposed design placed a private drive within proposed access roadway, but they do not intend to construct to County standards at this time. Discussion ensued regarding proposed access road location.

Mr. Miller asked if developers would entertain a condition that at such time as the Township or Ohio Department of Transportation should determine to extend a service road across the property, the property owners would negotiate in good faith to

accomplish such extension. Mr. Cappelletty believes the owners would be willing to work in good faith. Ms. Coultrip stated an access road was proposed across her property at one time.

Mr. Walt Celley, Township Administrator and Assistant Zoning Inspector, asked if Mr. Brittens written comments would be received as part of the record of hearing. Mr. Miller stated he was sympathetic to Mr. Brittens comments but questions if they are a reasonable condition.

Mr. Miller moved to approve Application No. 2022-0002 on the condition that at such time as the Township or Ohio Department of Transportation should determine to extend a service road across the property, the property owners will negotiate in good faith to accomplish such extension. Ms. Wilker seconded the motion. Yes – Mr. Miller, Ms. Wilker, Mr. Warnimont, Mr. Biniker, and Mr. Goodell. Application approved with condition.

With no other business on the agenda, Mr. Miller asked for a motion to adjourn. **Mr. Warnimont moved to adjourn; Mr. Biniker seconded.** YES - Mr. Warnimont, Mr. Biniker, Mr. Goodell, Ms. Wilker, and Mr. Miller. Meeting adjourned: 7:00 p.m.

Respectfully submitted,
Kelly Moore