



Board of Zoning Appeals
Meeting Minutes | February 15, 2022 | 6PM

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

Members present: Mr. Miller, Mr. Warnimont, Ms. Wilker, and Mr. Biniker

Members absent: Mr. Irwin (A) and Mr. Goodell

Pledge of Allegiance

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 the sound system is sensitive.

Mr. Miller asked for a motion to approve the February 15, 2022 Meeting Agenda. **Mr. Warnimont moved to approve the agenda; Ms. Wilker seconded.** *YES – Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Miller. Motion carried.*

Mr. Miller asked for a motion to approve the October 26 (2021), November 16 (2021), December 21 (2021) and January 18 (2022) meeting minutes. **Ms. Wilker moved to approve the minutes; Mr. Biniker seconded.** *YES – Ms. Wilker, Mr. Biniker, Ms. Wilker, and Mr. Miller. 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 those in.

2022-0007 | multi-family (conditional use) | Buttonwood Investments, LLC requests conditional use approval, per Article IV. Land Use, for proposed construction of two (2) multi-family (triplex) dwelling units at 12414 Fort Meigs Boulevard. Units to be constructed on 8 lots within Perrysburg Heights zoned R-4A Suburban Residential (High Density) District. Property is located on the west side of Broad Avenue between Gloria Street and Fort Meigs Boulevard. Additionally, Board will determine if lots are or are not to be an undivided parcel for purposes of Zoning Resolution, per Article II.B.3. Nonconforming Lots of Record in Combination. Wood County Parcel Nos. P60-400-180409031000 to P60-400-180409037000 and P60-400-180409001000.

Anthony Wulff, 13229 Greensburg Pike (Portage, OH) spoke regarding the application. Mr. Wulff indicated they originally intended to construct two duplex units, but plans had to be revised due to an easement located on the properties. Mr. Wulff indicated they plans had been revised to hold three families per unit. Mr. Miller questioned how many square feet the units would contain and asked Mr. Wulff to describe the units. Mr. Wulff indicated the units would be 960 square feet

and one story. Mr. Miller asked if the home would be consistent with the "cottage" home style. Mr. Miller questioned about parking. Mr. Wulff believes it would be a shared driveway with two spaces per unit. Mr. Warnimont asked if the units would have garages. Mr. Wulff stated they would not. Discussion regarding parking continued. Mr. Miller indicated that he was concerned about parking.

Mr. Miller spoke regarding the lot configuration. Mr. Wulff indicated they would prefer the development to be considered as two properties. Mr. Miller suggested the north four lots and south four lots would be considered as separate parcels.

Mr. Miller opened the floor for discussion among Board members or a motion. **Ms. Wilker moved to accept Application 2022-0007, specifically the north four lots would be considered one parcel and south four lots as the second parcel. Mr. Biniker seconded the motion.** *Yes – Ms. Wilker, Mr. Biniker, Mr. Warnimont, and Mr. Miller.* **Motion approved.**

With no other business on the agenda, Mr. Miller asked for a motion to adjourn. **Mr. Warnimont moved to adjourn; Ms. Wilker seconded.** *YES - Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Miller.*

Respectfully submitted,
Kelly Moore