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**Board of Zoning Appeals**  
**Meeting Minutes | September 20, 2022 | 6PM**

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

Present: Mr. Miller, Mr. Warnimont, Ms. Wilker, Mr. Biniker, and Mr. Goodell  
Absent: Mr. Irwin (A)

**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 September 20, 2022 Meeting Agenda. **Ms. Wilker moved to approve the agenda; Mr. Goodell seconded. All yes. Motion carried.**

Mr. Miller asked for a motion to approve the June 21, 2022 Meeting Minutes. **Mr. Warnimont moved to approve the minutes; Mr. Biniker seconded. All yes. 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.

**Application No. 2022-0073** (variance) Buttonwood Investments, LLC requests variance approval from parking requirements within [Article IX. Off Street Parking & Loading Requirements](#) for the construction of two (2) multi-family (triplex) dwelling units at 12414 Fort Meigs Boulevard. Per Article IX.B.4.b. "No off-street parking shall be permitted in the required grass area (unpaved) of the front yard of any residential district, use or property. Parking areas shall be set back from street in conformity with the established setback requirements for residential district, use or property in that designated agricultural and residential district." Wood County Parcel Nos. [P60-400-180409031000](#) to [P60-400-180409037000](#) and [P60-400-180409001000](#)

Mr. Cory Kuhlman, Attorney, Buttonwood Investments, 112 E. Oak Street, Bowling Green, OH stated they would be submitting for site plan approval next month. Mr. Kuhlman seeks a parking solution for proposed development noting lots were unique having three front yards and a more rigorous setback standard on all sides. Mr. Kuhlman indicated triplexes would be one story and ADA compliant; two story was possible, however they feel one story works best in neighborhood. Mr. Kuhlman reported alternate locations for driveway had been considered and noted that the structure existing on properties would be demolished.

Mr. Miller asked for questions from Board members. Mr. Warnimont questioned if there would be four driveways. Mr. Kuhlman stated each unit requires two (2) parking stalls; twelve (12) parking stalls total required. Mr. Miller questioned general architecture of buildings. Mr. Kuhlman was uncertain, standard building with gable.

Mr. Miller opened the floor to comments from audience.

Ms. Leah Ponce Delao, 25614 Broad Street, lives two blocks away. Ms. Delao reported three (3) duplexes were existing within Perrysburg Heights, all owned by the same individual. Ms. Delao opposed the application; she does not feel the proposed triplex units compliment the neighborhood.

Mr. Scott Smith, 25759 Broad Street, opposed the application; proposal too dense and does not fit neighborhood.

Mr. Kristie Koester, 12436 Fort Meigs Boulevard, expressed concerned with proposed parking and safety of children on sidewalks.

Mr. Kuhlman noted parking would not interfere with sidewalk and assured the project would be aesthetically pleasing.

Mr. Miller opened the floor for discussion among members or a motion. **Mr. Warnimont moved to accept Application 2022-0073; Mr. Miller seconded the motion. YES – Mr. Miller and Mr. Warnimont NO – Ms. Wilker, Mr. Biniker, and Mr. Goodell. Application denied.**

**Application No. 2022-0074** (conditional use) James & Elizabeth Swartz, 9798 Five Point Road, request conditional use approval, per [Article VII, Section J. Fences and Hedges](#) for proposed installation of a six (6) foot high vinyl privacy fence within the required side yard. Property is zoned A-1 Agricultural. Wood County Parcel No. [P60-400-220000037000](#) containing 5 acres of land.

Ms. Swartz, 9798 Five Point Road, indicated they would like fence to begin at the front corner of house extending into the side yard. Mr. Biniker questioned how far the fence would extend into the front yard. Ms. Swartz stated fence would not be located within front yard.

Mr. Miller stated property was large and noted there was a pond within rear yard. Mr. Miller recognized applicants would like to construct a pool and questioned proposed location. Ms. Swartz stated they would like to eventually construct pool on the side of house behind proposed privacy fence.

Mr. Miller opened the floor for discussion among members or a motion. **Ms. Wilker moved to accept Application 2022-0074; Mr. Biniker seconded the motion. All YES. Motion carried.**

**Application No. 2022-0075** (variance) Gregory Churilla, Lamar Advertising Company, requests variance approval for proposed installation of a 10'-6" x 36' digital billboard display, approximately 45'-6" high, at 10576 Fremont Pike. Property is zoned C-2 Community Business District and located within the State Route 20/23 Overlay District. Per [Article VII.Z.2.b](#). "Freestanding signs shall be limited to monument signs". Wood County Parcel No. [P60-400-090101020000](#) containing 1.43 acres of land

Mr. Miller acknowledged communications from Rob Armstrong supporting the application and included them with the record.

Mr. Churilla, 5030 Advantage Drive, Toledo, OH, described proposed sign and detailed two (2) dedicated digital time slots for exclusive use by Perrysburg Township, at no cost. Mr. Churilla stated Lamar was a local advertising company.

Mr. Warnimont questioned if advertisements would be local. Mr. Churilla stated it would not be limited locally. Mr. Miller complimented sign design and acknowledged inclusion of local information being displayed.

Mr. Rob Armstrong, 29236 Belmont Lake Road, supported application. Mr. Armstrong has lived in the Township for 32 years and formerly employed with Bennett Enterprises. Mr. Armstrong complimented French Quarter Square development and its developers. Mr. Armstrong believes the sign compliments French Quarter Square and would create identity for Perrysburg Township. Mr. Armstrong would be proud to have the sign within the Township.

Mr. Miller opened the floor for discussion among members or a motion. **Mr. Warnimont moved to accept Application 2022-0075; Mr. Miller seconded the motion. YES – Mr. Goodell, Mr. Biniker, Ms. Wilker, and Mr. Warnimont. NO – Mr. Miller. Motion carried.**

With no other business, Mr. Miller asked for a motion to adjourn. **Mr. Warnimont moved to adjourn; Mr. Goodell seconded. All yes. Meeting adjourned.**

Respectfully submitted,  
Kelly Moore