



MEETING AGENDA

October 21, 2025 @ 6:00PM

Call to Order Robert Warnimont, Chair

Roll Call Mr. Warnimont, Mr. Grimm, Mr. Biniker, Mr. Irwin, Mr. Stange
Mr. Kujawa (Alternate)

Pledge of Allegiance

Approval of Meeting Agenda October 21, 2025

Action taken: _____
1st _____ 2nd _____

Approval of Meeting Minutes September 16, 2025

Action taken: _____
1st _____ 2nd _____

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. **2025-0106** (variance) Josh Luck of Luck Landscaping, 1907 North Reynolds Road, on behalf of Janet Lanterman and Bonita Ash, submits a new variance request from fencing standards within [Article VII, Section J. Fences and Hedges](#) for proposed installation of a six (6) foot high masonry fence at 29727 East River Road and 29737 East River Road. Properties are zoned R-1 Rural Residential District. Wood County Parcel Nos. [P60-300-721102011500](#) (10.78 ac) and [P60-300-721102011501](#) (4.54 ac).

Action taken: _____
1st _____ 2nd _____

2. **2025-0114** (variance) Dionico Ramirez, 12500 Roosevelt Boulevard, requests variance from standards within [Article VII, Section B. Accessory Structures and Uses](#) to allow for the construction of a 20' x 30' storage building. Per Article VII.B.2.a.(2) "In all residential districts accessory structures shall not cover an area greater than the ground floor area of the principal building, or fifteen (15) percent of the lot area, whichever is less." Property is located on the north side of Roosevelt Boulevard between N. Dixie Highway and Broad Avenue. Property is zoned R-4A Suburban Residential District. Wood County Parcel No. [P60-400-180415020000](#) (Perrysburg Heights Inlots 266-273).

Action taken: _____
1st _____ 2nd _____

3. **2025-0117** (variance) Kokosing Solar, on behalf of Ryan Wichman, 10566 Neiderhouse Road, requests variance approval from development standards within [Article VII, Section HH. Solar Panel](#) to allow for proposed installation of a free-standing solar panel system. The property is located on the north side of Neiderhouse Road between State Route 199 and Thompson Road. The property is zoned A-1 Agricultural containing 5 acres of land. Wood County Parcel No. [P60-400-160000026009](#).

Action taken: _____
1st _____ *2nd* _____

Adjournment

Action taken: _____
1st _____ *2nd* _____

Next Meeting: November 18, 2025 @ 6PM