

Minutes of Perrysburg Board of Zoning Appeals

Meeting Held February 9, 2026

CALL TO ORDER - 6:00 PM

Deputy Planning & Zoning Administrator, Mark Easterling, called the meeting to order at 6:00 p.m.

ROLL CALL

Board members present were Christine Castellano, Logan Geib, Aaron Harder, Mark Schrock, and Bill Williams (5). Mark Easterling, Deputy Planning & Zoning Administrator, was also present.

ELECTION OF CHAIRPERSON

Mr. Williams nominated Aaron Harder to be Chair. Seconded by Mr. Geib, and the nomination was unanimously approved (5-0).

ELECTION OF VICE-CHAIRPERSON

Mr. Williams nominated Mark Schrock to be Vice Chair. Seconded by Mr. Harder, and the nomination was unanimously approved (5-0).

APPROVAL OF DECEMBER 8, 2025 MEETING MINUTES

Mr. Harder moved to approve the December 8, 2025 meeting minutes as written. Seconded by Mr. Williams, and the minutes were unanimously approved (5-0).

ADMINISTER OATH

Mr. Harder administered an oath to those who would be speaking during the meeting.

ZONING PERMIT OBLIGATION

Mr. Easterling reminded the applicants that if their request is approved tonight, they will still need to apply for a zoning permit the next day or thereafter.

NEW BUSINESS

APPLICATION 01-26

TROY HALBACH, ON BEHALF OF MICHELS CORPORATION, IS REQUESTING A ZONING VARIANCE TO CONSTRUCT A FENCE. THE PROPERTY IS LOCATED AT 26933 ECKEL ROAD AND IS ZONED I-2 (GENERAL INDUSTRIAL).

NOTE: CHAPTER 1250.42 FENCES, WALLS, STRUCTURAL SCREENS, HEDGES, AND SCREEN PLANTINGS:

I-2 ZONING:

4' MAXIMUM IN FRONT YARD

6' MAXIMUM IN SIDE YARD

6' MAXIMUM IN REAR YARD (8' WITH BZA APPROVAL)

1. The applicant is requesting a variance to construct an eight (8) foot fence in the rear yard of the property.

RECOMMENDATION:

The Deputy Administrator recommends approval of the variance request, having found that the application meets criteria for variances A, C, D, and F of Chapter 1275.02(c)(3). The applicant will be requesting a Special Approval Use from the Planning Commission at a future date, and this approval will be required for the application to move forward. The requested increase in fence height to eight (8) feet constitutes a reasonable and appropriate buffering measure between the industrial use and the adjacent residential properties, consistent with the screening requirements for special approval uses that include outdoor storage. Located along the rear property lines and intended to enclose a heavy equipment storage yard, the additional height will reduce visual impacts, enhance privacy, provide modest noise attenuation, and improve overall site security and safety. Furthermore, the increased fence height is necessary to facilitate the special approval use and allow the applicant to utilize an otherwise unoccupied portion of the property. Chapter 1235.03(bb)(1) specifically requires a solid wall or earthen berm at least eight (8) feet in height where such uses abut residential, office, or commercial districts and along areas visible from public streets, with construction standards intended to ensure a durable and visually unobtrusive appearance.

Mr. Easterling reviewed Application 01-26. Troy Halbach (of Michels Corporation) and Nick Elmasian (of Woolpert) were present on behalf of the application. Mr. Halbach said that Michels is proposing to utilize a portion of their property for an industrial laydown area to park their storm rehab fleet with equipment and materials that are the least used, as the existing yard is too tight. He confirmed that the equipment may be above ten (10) feet, that no lighting is planned for this area, that noise should not be any different than it is currently, and that they are seeking a fence instead of a wall or berm. Mr. Easterling addressed the Board and noted that this proposal is currently a concept to vote on the ability for Michels Corporation to install an eight (8) foot fence. He added that the Planning Commission will work with Michels Corporation to determine the appropriate screening of the property for the proposed use.

Leah Ritter, of 575 Rutledge Court, was present and said that she prefers a berm instead of a fence. She asked about the location of the proposed fence and landscaping details. Ms. Ritter asked about hours of operation, the annoying "whooping" noise, and fencing materials abutting the residential neighborhoods.

Phil Zinsmaster, of 587 Rutledge Court, was present and said that he is concerned about noise, wildlife, and raising his family. He mentioned that he works in an industrial facility and that he has been pleased with Michels Corporation so far.

Mary Beth Radeck, of 688 South Ridge Drive, was present and added that she is stressing a berm for sound and visual abatement.

Travis Krider, of 657 Little Creek Drive, was present and said that his property backs up directly to Michels Corporation. He said that they have been accommodating thus far, and he prefers the slatting of the current eight (8) foot fence as it is transparent.

Mr. Geib asked Mr. Halbach about the maintenance of the fences along the property line, and Mr. Halbach said that the fence would be sprayed. Mr. Halbach confirmed that the fencing is for the protection of their property and a visual for residents. He added that arborvitae could be planted along the property line. Mr. Elmasian said that they are open to input on trees that are more dense and added that they are unable to install a mound along the creek. Mr. Easterling added that the request before the Board tonight gives Michels Corporation the option to install an eight (8) foot fence. Ms. Radeck said that she is not in favor of herbicide being sprayed on the fence to maintain the overgrowth.

Mr. Easterling said that he spoke with a few residents who called the Planning & Zoning office with questions and to gain an understanding of the variance request: Kevin Ruffing at 681 Little Creek Drive, Anita Montgomery at 555 Rutledge Court, and Cynthia Grube at 547 Rutledge Court. Mr. Easterling read an email that Cynthia Grube submitted stating they are not in favor of the request.

There was further discussion about whether the proposed location is a protected wetlands area, and Mr. Easterling confirmed that there is no designation from the EPA or FEMA.

Karen Friend, of 535 Rutledge Court, was present and said that Michels Corporation has been a good neighbor, that wildlife would be disturbed, and that she was unaware of the wetlands no longer being declared.

Ms. Castellano said that these seem like issues for the Planning Commission to hash out first, and Mr. Easterling stated that the Board could table the application until further information is gained.

Brian McMahon, of 542 Tonbridge Court, was present and noted that this site has been recognized as industrial dating back to 1988.

Mr. Halbach noted that a berm could be installed right on the property line if they choose to go that route, and added that he understands the discussion thus far.

Ms. Castellano motioned to table Application 01-26, so that the application could be heard by the Planning Commission first. Seconded by Mr. Williams, and the application was unanimously tabled (5-0).

Mr. Easterling let the neighboring residents know that his office has an open door and

that he would like to help mediate as best as possible.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for March 9, 2026, at 6:00 p.m. in the Municipal Building at 201 W. Indiana Avenue.