ZONING COMMISSION
AGENDA

November 17, 2026 5:00 PM

Mayor Marc Thompson
Susan Assi, Chad Carter, Heather Phillips, Merideth Wagoner

I. Call to Order

II. Minutes from:
- October 9, 2026
- October 20, 2026
- October 29, 2026

III. Administration of Oath

IV. Requests/Action items

ADDRESS:	**3447 Indian Rd.**
APPLICANT:	John Enderlin
ZONING DISTRICT:	A-2
REQUEST:	1. Fence Variance
NOTICES:	29 (November 3, 2026)

ADDRESS:	**2234 Innisbrook Rd.**
APPLICANT:	William Schachner
ZONING DISTRICT:	A-1
REQUEST:	1. Paved Area Maximum
NOTICES:	24 (November 3, 2026)

ADDRESS:	**2550 Orkney (Hardman Field)**
APPLICANT:	Village of Ottawa Hills
ZONING DISTRICT:	A-2
REQUEST:	1. Accessory Structure Location
NOTICES:	4 (November 9, 2026)

V. Next meeting date

VI. Adjournment

NOTE TO VISITORS

Anyone who provides testimony before the Zoning Commission will be required to take an oath which confirms that they will swear or affirm to tell the truth, the whole truth, and nothing but the truth.

The typical sequence of hearing each variance request is as follows:

1) Staff report
2) Presentation by applicant
3) Visitor comments/questions
4) Consideration by Zoning Commission

OTTAWA HILLS ZONING COMMISSION
MEETING MINUTES

October 9, 2026 1:00 PM

Call to Order – Mayor Thompson

1:00 PM

Village & Zoning Representatives in Attendance

Mayor Marc Thompson
Zoning Member Chad Carter
Solicitor Kati Tharp
Village Administrator April McDonald
Councilwoman Heather Phillips
Zoning Member Merideth Wagoner

Citizen Attendees

Nasrin Afjeh
Tom Lewis
Jason Stelmaszak
David Karmol
Carol Nichols
Susan Lewis
Marcia Kozy
Sara Andrews
Kyle Andrews

Citizen Comments
No comments

Rental Regulations Q&A
Mayor Thompson clarified that the draft legislation regarding short-term rentals, previously presented to Village Council for a first reading, is being reevaluated to allow for additional public input and further deliberation before any action is taken. He distinguished zoning regulations, which govern land and property use, from property maintenance concerns, which are addressed through separate Village codes and enforcement procedures. He noted that the initial discussion regarding short-term rentals was prompted by community safety concerns, including a shooting at a short-term rental in neighboring Lincolnshire, as well as broader concerns regarding neighborhood stability and transient occupants.

Carol Nichols expressed concerns regarding the condition of two neighboring rental properties, stating that inadequate maintenance negatively affected neighborhood appearance and could impact property values. She also relayed concerns from another resident regarding unmaintained grounds and pest issues. Mayor Thompson encouraged residents to report property maintenance concerns to Village offices by telephone or email and reminded attendees that written communications submitted to the Village may be subject to public records disclosure.

David Karmol discussed the proposed ordinance, which would prohibit rentals of less than three months, require permits for rentals lasting three to twelve months, and impose no additional restrictions on leases exceeding twelve months. He noted that a short-term rental near Evergreen and Indian Road had operated without apparent disturbances, noise complaints, or maintenance issues. He questioned the need for an outright prohibition, citing the potential benefits of short-term rentals for visitors and individuals attending University of Toledo events.

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A resident whose name was inaudible raised concerns regarding holdover tenancies under Ohio law, whereby a twelve-month lease may transition to a month-to-month tenancy. She questioned whether these arrangements could inadvertently be prohibited under the proposed restrictions. Solicitor Tharp acknowledged that the initial draft did not adequately address this circumstance and clarified that month-to-month holdover tenancies were not intended to be prohibited or classified as transient short-term rentals. The resident also questioned the administrative burden and anticipated processing time associated with permits for rentals lasting three to twelve months. Solicitor Tharp explained that the midterm rental category was intended to accommodate temporary housing needs, such as during home construction or for visiting university professors. She further noted that more extensive inspection requirements had been removed from earlier drafts to avoid placing an undue burden on Village staff.

Susan and Tom Lewis raised concerns regarding rental arrangements on Darlington Road, including a transitional or sober living residence and a boarding house reportedly owned by a business and used to house restaurant employees. They also expressed concerns about exterior property maintenance at these locations. Mrs. Lewis referenced recent state legislative changes concerning the oversight of sober living facilities by the Ohio Department of Mental Health and Addiction Services. Solicitor Tharp confirmed that the Village had contacted the appropriate state oversight entities to verify compliance documentation for the local facility.

Kyle Andrews, a property owner and investor with properties on Indian Road and Pelham Road used for short-term and midterm rentals, opposed an outright prohibition. He cited positive guest ratings, the usefulness of these accommodations for residents hosting visiting friends and family, and the absence of documented problems associated with his properties. He recommended considering regulatory approaches used in neighboring communities, including Toledo, Maumee, and Perrysburg. Suggested measures included operator registration, designation of a local contact person, and compliance with applicable safety standards as alternatives to a complete prohibition.

Mayor Thompson discussed the relationship between single-family zoning classifications and rental property use. Solicitor Tharp explained that single-family zoning does not inherently prohibit non-owner-occupied rental properties and referenced Ohio Supreme Court precedent interpreting the term “single family” based on functional living arrangements rather than solely on blood or legal relationships. She also discussed pending state legislation, House Bill 109, which, as described during the meeting, could prohibit municipalities from enacting complete bans on short-term rentals. She noted that the legislation could affect the Village's regulatory approach and necessitate revisions to ensure compliance with applicable state law. It was also noted that occupancy standards, generally allowing two persons per bedroom, are established under state health codes.

Mayor Thompson announced plans to provide additional opportunities for public input, including an evening session. The Commission will continue reviewing the feedback received and consider potential revisions before presenting an updated ordinance to Village Council.

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OTTAWA HILLS ZONING COMMISSION
MEETING MINUTES

October 9, 2026 1:00 PM

Citizen Comments
No Comments

Next Meeting Date
TBD

Adjournment
1:48 PM

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Mayor Marc Thompson

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OTTAWA HILLS ZONING COMMISSION
MEETING MINUTES

October 20, 2026 5:00 PM

Call to Order – Mayor Thompson

5:00 PM

Village & Zoning Representatives in Attendance

Mayor Marc Thompson
Zoning Member Merideth Wagoner
Zoning Member Chad Carter
Zoning Member Susan Assi
Councilwoman Heather Phillips
Solicitor Kati Tharp
Village Administrator April McDonald

Citizen Attendees

Nasrin Afjeh
Laura Moran
Phillip Navarre
JP Moran
Kevin Merrill
Matt Biglin via Zoom

Minutes

A motion was made by Mr. Carter to approve the minutes from the September 2, 2026, meeting and Ms. Phillips seconded the motion. The motion passed unanimously.

A motion was made by Ms. Phillips to approve the minutes from the September 15, 2026, meeting and Mr. Carter seconded the motion. The motion passed unanimously.

Administration of Oath – Mayor Thompson

Mayor Thompson administered the oath.

3574 Ridgewood

Ms. McDonald stated Mr. and Mrs. Moran have requested variance consideration for their property located at 3574 Ridgewood Road. The requested variances are associated with the proposed redevelopment of the existing detached garage. In July, Mr. and Mrs. Moran met with the Zoning Commission to discuss a conceptual design for the potential garage redevelopment.

Ottawa Hills Zoning Code

1) Side Yard Setback: The required side-yard setback is 15 feet or lots with frontage of 70 feet or more shall have an aggregate side yard of 50% of the building width (minimum 30 feet). The minimum side yard for one side shall be 40% of the minimum aggregate side yard. The proposed addition is located approximately 5’-3” feet from the property line. The *existing garage* is currently approximately 5'-3" from the property line.

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2) Garage location and loading configuration: garages in this district must be side or rear loading. The proposed project integrates the garage structure with the primary residence, legally classifying the entire configuration as an attached garage. Due to the building structure sitting forward of the front line of the main residence, a variance is required. The proposed design features a hybrid configuration: the existing grandfathered footprint maintains a front-loading layout, while the new garage addition introduces a side-loading orientation.

To date, the Village has received support by two neighbors regarding the request.

Mr. Biglin explained that the lot shape and steep slope toward the river made a rear location infeasible. The revised plan enlarges the existing garage and adds garage space toward the street side, connected to the home by a covered connection. Mrs. Moran said the existing garage is damaged and partly unusable, and that the household currently parks three, potentially four, vehicles in a single-lane driveway. They stated that the design seeks to preserve the character of the house and neighborhood and avoid affecting the opposite side view corridor used by neighbors.

Mrs. Afjeh objected to the applicants having an earlier opportunity to meet with the Commission without notice to neighbors, questioned whether the process was consistent with policy, and stated an intention to take action.

Mr. Navarre expressed support for the revised plan, particularly for avoiding the path and view area used by the community, and described the proposal as reasonable.

Ms. Phillips requested clarification regarding whether the new side-loading section of the garage would feature one large door accommodating two vehicles. Mayor Thompson inquired about the proposed exterior materials, and Mr. Biglin explained that the garage would feature masonry brick with matching accents and a roof selected to complement the existing slate roof. Mayor Thompson asked about the landscaping, Mrs. Moran stated that the existing hydrangeas and boxwood would be retained and extended across the front for vegetative screening. Mayor Thompson discussed the existing and proposed garage placement, the requested setback variance, the vegetative screening, and the plans presented at the meeting.

A motion was made by Ms. Phillips, seconded by Mr. Carter, to approve the two variances for 3574 Ridgewood Road, submitted by JP and Lauren Moran, as depicted on the plans presented at the meeting. The first variance permits the garage renovation and addition to maintain the existing side-yard setback of approximately 5 feet 3 inches from the property line, with no further encroachment. The second variance permits the garage to remain forward of the house, retain the existing front-loading portion, and add a side-loading portion, along with appropriate vegetative screening.

Motion – Ms. Phillips
Second – Mr. Carter

Yeas (5) – Mayor Thompson
Mrs. Assi
Mr. Carter
Mrs. Wagoner
Ms. Phillips

Nays (0) –

Mayor Thompson advised them to submit plans for the zoning permit through the Village. Building-permit matters are handled by Lucas County. A drainage plan will be required because of the additional impervious surface. Ms. McDonald indicated that the drainage-plan information would be sent to the applicant's representative.

Next Meeting Date
November 17, 2026

Adjournment
5:21 PM

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Mayor Marc Thompson

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OTTAWA HILLS ZONING COMMISSION
MEETING MINUTES

October 29, 2026 5:30 PM

Call to Order – Mayor Thompson

5:30 PM

Village & Zoning Representatives in Attendance

Mayor Marc Thompson
Zoning Member Chad Carter
Zoning Member Susan Assi
Councilwoman Heather Phillips
Village Administrator April McDonald

Citizen Attendees

Nasrin Afjeh
Alaa Kassem
Michelle Richards
William Schachner
Sara Andrews
Tom Richards
Alexandra Demas
James Wolfe

Citizen Comments

A resident asked for clarification on the definition of a short-term rental. Mayor Thompson read the proposed definition of a short-term rental.

Mr. Schachner inquired whether the Village had an estimate of the number of rental properties within the Village. Mayor Thompson stated that the 2020 U.S. Census provides some insight into the number of owner-occupied homes, which offers a general indication of the number of properties that may be rentals.

Rental Regulations Q&A

Mayor Thompson opened discussion regarding potential regulations for short-term rentals and general rental properties within the Village. The discussion was prompted by community safety concerns, including a high-profile shooting incident at a short-term rental in nearby Lincolnshire, as well as proposed legislation being considered at the state level in Columbus. The draft legislation defined a short-term rental as the rental, lease, license, or occupancy of a dwelling unit, or portion thereof, for compensation for a period of less than three consecutive months. It was noted that the Village currently has no specific ordinances regulating or prohibiting short-term rentals.

Concerns were raised that the proposed three-month definition could unintentionally prohibit traditional month-to-month rental agreements, including situations in which a long-term tenant's annual lease transitions to a month-to-month arrangement. One resident suggested narrowing the definition to rentals of less than 30 days, noting that longer stays, such as corporate housing or temporary accommodations for individuals building or transitioning between homes, generally present fewer concerns than one- or two-night rentals associated with local events.

The discussion also addressed property safety, noise, parking, and nuisance concerns. Attendees questioned whether short-term rentals create safety concerns that differ from those associated with owner-occupied residences. Mayor Thompson clarified that existing Village ordinances,

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including noise restrictions and prohibitions on parking on unpaved surfaces, apply equally to all properties regardless of ownership or occupancy. Short-term rental operators in attendance described the additional standards they maintain, including guest screening, liability insurance coverage of up to $3 million, routine property maintenance, platform requirements, and minimum-night booking restrictions intended to discourage parties and disruptive activity.

Property maintenance emerged as a significant concern throughout the discussion. Attendees and Commission members identified neglected properties, abandoned structures, and inadequate lawn maintenance as ongoing issues, particularly with vacant rental properties or those owned by individuals residing outside the area. Mr. Schachner expressed strong support for establishing a Village rental registry requiring property owners to provide current contact information or designate a local property manager who could be reached in the event of an emergency or property maintenance violation. Ms. McDonald reviewed the Village's existing code enforcement process, explaining that warnings are issued by mail and hand-delivered by officers. Property owners are generally provided five days to address lawn maintenance violations and 14 days for general property cleanup.

Attendees further discussed the legitimate need for temporary housing within Ottawa Hills, including families displaced by fire damage or transitioning between homes, visiting university medical students and faculty, and corporate executives working in the region. The potential economic benefits associated with major regional events were also discussed, including the upcoming U.S. Women's Open and future PGA and U.S. Open tournaments at Inverness, which may increase demand for temporary accommodations.

Several potential regulatory approaches were discussed for further consideration. These included establishing a rental registration or licensing program requiring property owner contact information, proof of insurance, and verification of basic safety equipment, such as smoke and carbon monoxide detectors and fire extinguishers. The Commission also considered requiring property owners to reside locally or designate a responsible local representative or property manager. Additional concepts included limiting the number or concentration of rental properties within the Village and establishing separate rental classifications to distinguish short-term rentals of less than 30 days, mid-term rentals of one to 12 months, and traditional long-term rental arrangements.

The Commission emphasized the importance of keeping residents informed as the process moves forward. Any future draft proposals or agenda items concerning rental regulations will be communicated in advance through the Village newsletter, website calendar, social media, and direct email updates to interested residents. The next Commission meeting is scheduled for November 17 at 5:00 p.m. to consider variances.

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Next Meeting Date
November 17, 2026 (Variance meting)

Adjournment
6:40 PM

_____
Mayor Marc Thompson

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THE VILLAGE OF Ottawa HILLS

2125 Richards Road
Ottawa Hills, Ohio 43606
Phone: 419.536.1111
Fax: 419.535.3550
ottawahills.org

TO: Zoning Commission

FROM: April McDonald

DATE: November 13, 2026

RE: November 17, 2026 Meeting

ADDRESS: **3447 Indian Rd.**

APPLICANT: John Enderlin

ZONING DISTRICT: A-2

REQUEST(S): Fence Variance Request

NOTICES SENT: 29 (November 13, 2026)

The Zoning Commission of the Village of Ottawa Hills has received a request for a zoning variance for the property located at 3447 Indian Road. The applicant is requesting a variance to install a 5-foot-tall privacy screening on the eastern side of his property. Enclosed is information we received from the applicant regarding the variance request.

As it relates to fences, the Zoning Code states:

> Privacy Screens shall comply with all requirements of Section 8.7, except b)2) and b)7) and are encouraged to include an architectural element.
>
> a) Location Screens for privacy purposes shall not be erected in the area between the house and the side or front lot line. The location of a privacy screen is further restricted to areas adjacent to patios, porches, or decks and one end of each screen must be immediately adjacent to the primary structure on the lot.
>
> b) Privacy screens shall not exceed a height of six feet (6') above the existing grade where such screen is erected.
>
> c) The cumulative length of all privacy screens on a lot shall be limited to 12 linear feet, measured along the center line of the screen

To date, the Village has received one email regarding this request, submitted by the property owner directly to the east.

John Enderlin (Trustee)
3447 Indian Rd
Ottawa Hills, Ohio 43606
419-480-7527
Deluxelawnandlandscaping@gmail.com

October 27, 2026

Village of Ottawa Hills
Zoning Commission
Ottawa Hills, Ohio 43606

RE: Formal Letter of Intent — Privacy Screening Variance and Protective Landscaping Request

Applicant's Property: 3447 Indian Road, Ottawa Hills, Ohio 43606
Adjacent Property: 3439 Indian Road, Ottawa Hills, Ohio 43606

Dear Village of Ottawa Hills Zoning Commission:

I am respectfully requesting a zoning variance to install **5-foot-tall privacy screening along approximately 86.5 linear feet of the existing 4.5-foot fence** on the eastern side of our property, adjoining 3439 Indian Road. This request is intended to address ongoing safety concerns involving the neighboring dogs and to allow our family to safely access and enjoy our property.

Safety Concerns

The neighboring property has two dogs that can extend their heads through the openings of the existing fence. The larger dog can also reach above the fence, presenting a potential risk of injury, particularly along the narrow passageway between the fence and our garage.

With a **two-year-old child**, we are especially concerned about the possibility of a dog bite when entering or exiting our vehicles or walking along the driveway. Additionally, the neighboring dogs frequently bark at our family and our own dog, sometimes frightening our dog to the point that it will not remain outside long enough to relieve itself.

These conditions have created an ongoing safety concern and interfered with the reasonable enjoyment of our property.

Original Fence Approval and Landscaping Commitments

During the **April 2026 zoning proceedings**, the original drawing submitted for 3439 Indian Road depicted a 5-foot fence. The neighboring property owners also repeatedly advised us that the fence would be constructed to that height, providing additional separation from their larger dog.

Although the approved variance permitted a fence height of up to 5 feet, the final installation was changed to approximately 4.5 feet. Originally scheduled for June, the fence was not installed until **August 5, 2026**.

The neighboring property owners also advised us that arborvitae landscaping and a secondary barrier would be installed along their side of the fence by the end of August 2026. **As of October 27, 2026, that landscaping has not been installed.**

We respectfully request that the Village review the April 2026 meeting minutes, original submitted plans, and variance approval to determine whether protective landscaping was an established condition of approval and, if applicable, take appropriate enforcement action.

Proposed Screening and Protective Landscaping

The proposed privacy screening would be secured to the existing fence using industrial-grade, UV-resistant zip ties and maintained in a neat, secure, and professional condition. I will personally complete the installation, having recently installed the same material for a local industrial client.

Although the distance from the front of the fence to our garage is approximately **56.8 feet**, we request screening along the full **86.5-foot length** to protect the narrow passageway extending alongside our garage. This area requires access for necessary repairs, painting, and routine maintenance. Two 50-foot screening panels would be purchased to complete the installation.

While the screening would prevent the dogs from extending their heads through the fence openings, the larger dog could still reach above it.

We respectfully request that the Village consider requiring the installation of approximately **18 Green Giant Arborvitae, measuring 5 to 6 feet tall at the time of planting**, along the full 86.5-foot fence line on the neighboring property at 3439 Indian Road.

The proposed arborvitae would be planted approximately 5 feet on center, with appropriate setbacks and spacing to accommodate healthy growth. Once established, these fast-growing evergreens would create a continuous, year-round landscape buffer, providing additional separation between the neighboring dogs and our property.

Given the ongoing safety concerns and the previously communicated August 2026 installation timeframe, we respectfully request that the Village review any applicable landscaping conditions established during the April 2026 zoning proceedings and establish a reasonable deadline for completion, where authorized.

We also request consideration of reasonable interim protective measures while the landscaping becomes established, as newly planted arborvitae cannot immediately prevent the larger dog from reaching over the fence.

Formal Request

We respectfully request approval of the proposed 5-foot privacy screening and review of the outstanding protective landscaping concerns associated with the April 2026 zoning proceedings.

Our request is not intended to create conflict with our neighbors or challenge their approved fence height. It is a reasonable preventative measure to protect our family, particularly our young child, while preserving the appearance and residential character of Ottawa Hills.

We believe every family should be able to safely enter and exit their vehicles, access their garage, and enjoy their property without the ongoing concern of unwanted physical contact with neighboring dogs.

We respectfully ask the Zoning Commission to give this request favorable consideration and appreciate the Village's attention to these concerns.

Thank you for your time and consideration.

Respectfully submitted,

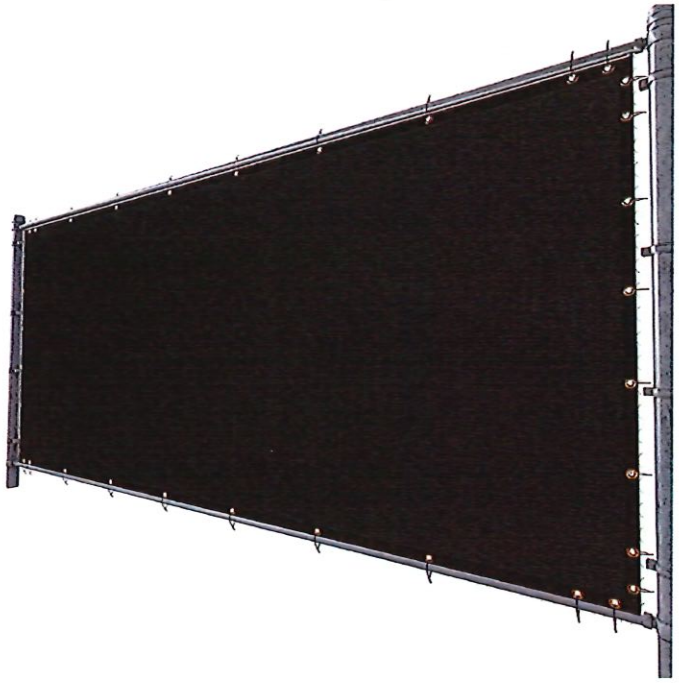
John Enderlin
Trustee
3447 Indian Rd
Ottawa Hills, Ohio 43606

View from front (driveway)
View from middle (driveway)
View from rear (driveway)
Privacy screen on 3447 Indian Rd Side and Arborvitaes on 3439 Indian Rd.

7:16
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99
Search places or coordinates
3D
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Distance 1
80.6 ft
Distance 1
86.5 ft
1 segment
Materials estimate
Posts 12
Details
Edit shape
Maps
Measure
Saved
More

7:14
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More
Maps
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More





Audrey Bobak <audrey.bobak@gmail.com>

Thu, Nov 12, 2026 at 1:00 PM

To: April McDonald <mcdonalda@ottawahills.org>
Cc: Neil <illusion40@gmail.com>

Hi,

I've communicated with you via email before but I would like to additionally reply to the formal request for a screening variance we received in the mail, such that our input can be documented and provided to the zoning committee in advance as well.

I'll address his formal request in the order that it was received.

Under the section of Safety Concerns:
His statements are false. I have attached photos to this email to confirm. Our dogs are not putting their whole heads through the fence we had professionally installed. Per the photo, you can see the width of the opening of the fence and the width of her skull. Our smaller dog wouldn't stay still for me to measure her.

If his concern about our dogs reaching through the fence is based on the incident of them resting a black garbage bag flush against our fence, and our dogs have access to a stationary garbage bag, then yes. They can and did bite at a bag pressed against the openings of our fence. In response to my comment of them placing their garbage and cans on our property, he stated that the location of those cans have been there for forty years and isn't the issue. For context, approximately a foot on the other side of the fence is our property per the property lines we had surveyed this spring. I have attached images of this incident.

I also attempted to accurately measure how high our larger dog can reach when standing for proof. I failed to obtain a photo that can show her height well. She is lanky, but I dispute his claim that she is reaching **over** the fence. She can put her paws on the fence, on our vertical side of the fence panel and not on top of it. She cannot and has not reached over the fence and into their yard. She can not jump the fence. She cannot scale or climb the fence. Both of our dogs are contained in our yard with a code-approved fence, as it was designed to do.

If he is concerned about a dog reaching their limb or paw through the opening of the fence, I have obeyed the code for fencing. With the expectation of 50% see-through, there are obviously openings and gaps in the fence. Short of installing a solid surface or wall of a privacy panel, any animal can reach their limbs through a fence with required openness.

On this note, I will comment that our dogs are not charging at the fence with the intention to get through it or reach them. There is no doubt they bark. But I have not witnessed them attempting to paw through the fence openings for anything other than trash that is sitting within reach. I have also not observed them digging to escape the fence.

Our dogs do bark at them. That is why we've adjusted to avoid having our dogs out when the neighbors are, and if the neighbors come outside, we bring our dogs in. We bring our dogs inside when any neighbors are out, even when the lovely couple at 3433 are outside on the opposite side of our property, simply for the sake of not wanting our dogs' barking to be a general nuisance in the area. Our dogs are not left out to roam. They are not left outside for long periods of time. Our dogs are supervised through several windows at the back of our house if need be.

Their dog also barks at us when we are outside. I think it is a common fact that dogs will bark. When they have ever lost hold of their leash, their dog rushes up to our fence as well. If they are concerned about their dog using their property, I would suggest they investigate screening or fencing for their grassy area of their yard away from the limited narrow strip of grass along the border or on their driveway. They have no physical or invisible fence or chain to contain their dog for where they would like it to be.

Under the section of Original Fence Approval:
After the zoning meetings in April, we promptly contacted Lowes for installation of a five foot fence with the same design as what we saw at the cutoffs near the school. My husband called in the beginning of May, once our second zoning meeting occurred. We wanted to match a style of fence that we knew would be accepted in the village. We were informed that they did not have 5-foot panels in stock, at that time of the call, so we opted for 4.5 feet sections for as much extra height as we could, since that was in stock. Our priority was to get the weathered, too-short fence taken out as quickly as possible, so we went with 4.5 feet instead of 5 because we wanted to expedite this project. There is no discernible difference between 4.5 and 5 feet in terms of our larger dog being contained in our yard as intended. Again, we wanted to order and schedule this project as quickly as possible since the 40-year old fence was in need of efficient replacement from the previous owners.

We were provided with an initial installation date of June. The contractor, sub-contractor, and sub-contractor then changed the dates, often at a last minute notice, three times over the course of the summer. My husband and I contacted them each time to push this project through. We both took our complaints to their customer service. Our control over the fence installation date was nonexistent. We paid upfront and were delayed repeatedly. Each time we received a delay, I informed the neighbors, such that they would likely need to make arrangements for when the contractors would be in that narrow area. The fence was fully installed in the beginning of August.

Due to the heat of the summer, it was decided we would aim for the fall to plant arborvitae. I contacted multiple regional nurseries, spanning from North Branch in Pemberville, to private sellers in the Grand Rapids and Waterville area, and up into Michigan via different Beautiful Bushes branded nurseries up there. I failed to get the arborvitae sourced. They either didn't have the stock (and had too short of trees), didn't have a driver ready, or simply never returned my calls or texts past automated greetings. Even when Costco had their arborvitae locally, I didn't have access to my family member's truck to obtain them. Additionally, I wanted to start off with taller trees and not settle for the limited height that Costco had to offer. I assumed I would need to wait until the spring to plant them, but after continued searches, I found a wholesaler near Monroe who could dig up tall-enough trees and deliver them promptly. Twenty arborvitae (5-7 feet tall) were planted November 3rd, spaced accordingly for proper growth and avoiding damage to any existing root systems of established landscaping. I also plan to get other perennials and landscaping to add to the area, such as forsythia in the spring since greenhouses and nurseries don't have much of it this late in the season. More plans for red buds and maples can hopefully further shield the view of them and their property, and also provide shade and increase our property value while dealing with the low clearance of utility lines.

Under the section of Proposed Screening and Protective Landscaping:
We reject his proposal to attach anything to our property or modify it. We do not approve of them installing anything to our fence. I do not want to engage in any partnered maintenance of something we own and paid thousands of dollars for.

If they would like to purchase that screening and secure it to a framework of their own, on their property, I would completely accept that and welcome it.

I do not grant permission to them to install anything on our property and reduce our property value.

I would suggest they look into options of his proposed screening material and place it on **their** side of our fence. There are many options that don't require digging. There are many options that would look presentable if they maintain it. If not that specific screening material, then the kind of slightly transparent canvas screening material that other households use for the perimeter of a pool. The property behind us had it around their pool, and it was still see-through. I will attach a screenshot of what I reference, that I assume would be within code of transparency.

I would also suggest that they consider fencing or screening on their turf area to have their young child and dog contained in their yard, not their driveway.

Once again, our dogs are unable to climb up or reach over the fence, regardless of what is planted where. I specifically wanted to look for as tall as possible arborvitae to start off with the maximum height, coverage, and hardiness instead of smaller plants that could be knocked over or moved. I chose tall arborvitae so there would be no wait time for the plants to be established and grow more.

I would appreciate and welcome a physical block from seeing them using their commercial landscaping and snowplowing equipment within feet of our yard. I have additionally documented concerns of them idling their trucks and resulting in half of our house reeking of exhaust and probably raising the carbon monoxide in our home. I didn't realize when we moved here that we would be subjected to someone using their driveway and property for storage and use of a business.

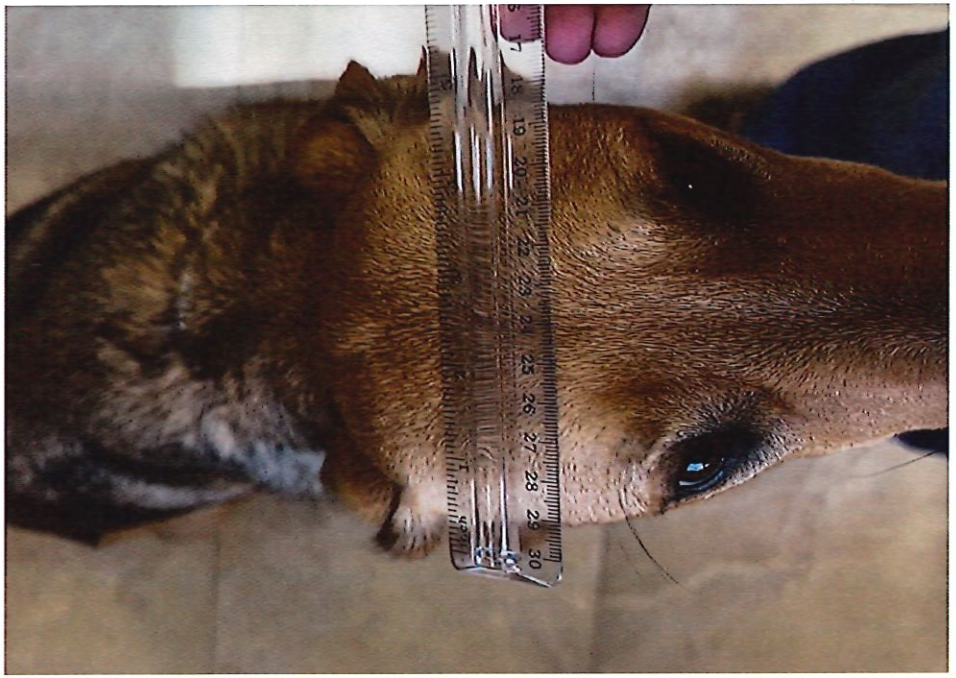
Furthermore, I would appreciate privacy and a physical block from seeing the eyesore of their neglected garage and yard. We've been here since 2019 and **no one** has maintained the eyesore of a garage they have, much less, to borrow his words, "preserving the appearance and residential character of Ottawa Hills." I have included pictures that contradict any residential character, showing the peeling paint, tattered window coverings, holes where my children have seen animals enter, and the general neglect that has my kids and neighboring kids call it the "haunted house." No one has done anything about that building in all the years we've been here, before we had either of our current dogs. I have pictures from when we moved in that show the progress of no maintenance then. Until we arranged our fence installation, **limited to no efforts** were made to manage the weeds and vines along that space between their garage and our yard. My concern is that if and when we plan to relocate within the village, their property will be an eyesore and potentially turn off any prospective buyers for our property, particularly with the limited privacy. Hopefully, the landscaping will grow and hide it all from view with time.

(Sidenote: I'm aware of the evergreen that is brown in my attached photos. It was a weed tree that I transplanted with a small root ball during the heat of the summer and suffered for it. It *is* alive with green vascular evidence under the bark. I will evaluate if it lives in the spring and remove it as necessary.)

I welcome any feedback from the zoning committee on this matter. I plan to attend the meeting, but I am hoping this matter might be scheduled to be addressed closer to the 5:00 time on the meeting agenda. I'll be solo for kids' activities after school and will only be able to be at the meeting until a 6:10 karate class begins.

Thanks,
Audrey and Neil Tischinae





Sponsored Products



No Holes Pool Fence 4 x 32 ft - No Drilling

$768.00

Guardian Pool Fence



VEVOR Pool Fence, 4 x 12 FT Pool...

$67.95

Wayfair

★★★★½ (68)



4 ft x 96 ft Mesh Pool Safety Fence for...

$362.40 ~~$400~~

Wayfair

★★★★½ (5)



36 Ft. W Vinyl Fencing with Panel(...

$64.99

Wayfair

★★★★½ (36)





THE VILLAGE OF Ottawa HILLS

2125 Richards Road
Ottawa Hills, Ohio 43606
Phone: 419.536.1111
Fax: 419.535.3550
ottawahills.org

TO: Zoning Commission

FROM: April McDonald

DATE: November 13, 2026

RE: November 17, 2026 Meeting

ADDRESS: **2234 Innisbrook Rd**

APPLICANT: William Schachner

ZONING DISTRICT: A-1

REQUEST(S): Paved Area Maximum

NOTICES SENT: 24 (November 2, 2026)

Mr. Schachner is requesting variance approval for his property located at 2234 Innisbrook Road to permit the construction of an expanded driveway. The proposed variance would add approximately 1,373 square feet of paved surface to the property, resulting in a total paved area exceeding the 10% maximum permitted under the Village Zoning Code. The property currently has approximately 7% of approved paved area from the original design.

Original Approved	Proposed
Paved Area = 1,825 sq. ft.	Paved Area = 3,198 sq. ft.
Lot Coverage = 7%	Lot Coverage = 11.7%

To date, the Village has received three emails in opposition related to this request.

CONCRETE NOTES

1. ALL FOOTINGS TO SIT ON UNDISTURBED NATIVE SOILS WITH MIN. SOIL BEARING 2,000 P.S.F. CONTRACTOR TO VERIFY SOIL BEARING CAPACITY AT TIME OF EXCAVATION.
2. ALL CONCRETE AND REINFORCING SHALL BE FABRICATED, PLACED AND FINISHED ACCORDING TO ACI RECOMMENDATIONS AND C.R.S.I. "SPECIFICATIONS FOR PLACING REINF."
3. ALL REINFORCING SHALL BE FACTORY BENT AND CUT TO SIZE AS SHOWN ON DRAWINGS.
4. REINF. STEEL SHALL CONFORM TO A.S.T.M. A615 GRADE 60.
5. GROUT: READY MIX, NON-SHRINK, NON-METALLIC, GROUTING MATERIAL REQUIRING ONLY MIXING WITH WATER AT JOB SITE.
6. CONCRETE MIX:

FOOTINGS:	3,000 P.S.I, 3/4" AGGREGATE, MIN. 5 1/2 BAG/C.Y. MAX 4" SLUMP.	MAX WATER TO CEMENT RATIO = .45
INTERIOR SLAB ON GRADE:	4,000 P.S.I, 3/4" AGGREGATE, MIN. 6 BAG/C.Y. MAX 3 1/2" SLUMP.	
EXTERIOR SLAB ON GRADE:	4,000 P.S.I, AIR-ENTRAINED, MIN. 6 BAG/C.Y. 3/4" AGGREGATE. MAX 3 1/2" SLUMP.	
WALLS EXPOSED TO WEATHER:	4,000 P.S.I, AIR-ENTRAINED, MIN. 6 BAG/C.Y. 3/4" AGGREGATE. MAX 4" SLUMP.	

7. SLABS SHALL BE PERFECTLY LEVEL, EXCEPT WHERE DRAINS OCCUR AND EXTERIOR SIDEWALKS SHALL BE PITCHED AWAY FROM BUILDING.
8. AS SOON AS POSSIBLE, AFTER FINAL FINISHING, APPLY (1) COAT OF CURING COMPOUND WHERE RESILIENT TILE IS SPECIFIED, APPLY (2) COATS WHERE NO FINISH IS SPECIFIED.
9. A.C.I. RECOMMENDATIONS TO BE STRICTLY FOLLOWED FOR "HOT WEATHER" AND "COLD WEATHER" CONCRETING.
10. ALL SIDEWALK AND ENTRANCE SLABS TO BE FLOATED AND BROOM FINISHED WITH CROSS JOINTS SPACED EQUAL TO THE WIDTH OF THE SIDEWALK. PROVIDE EXP. JOINTS AT JUNCTION OF BUILDING WALLS AT INTERVALS NOT OVER 20'-0" O/C.

ISSUED FOR	DATE
ZONING VARIANCE	10-27-26

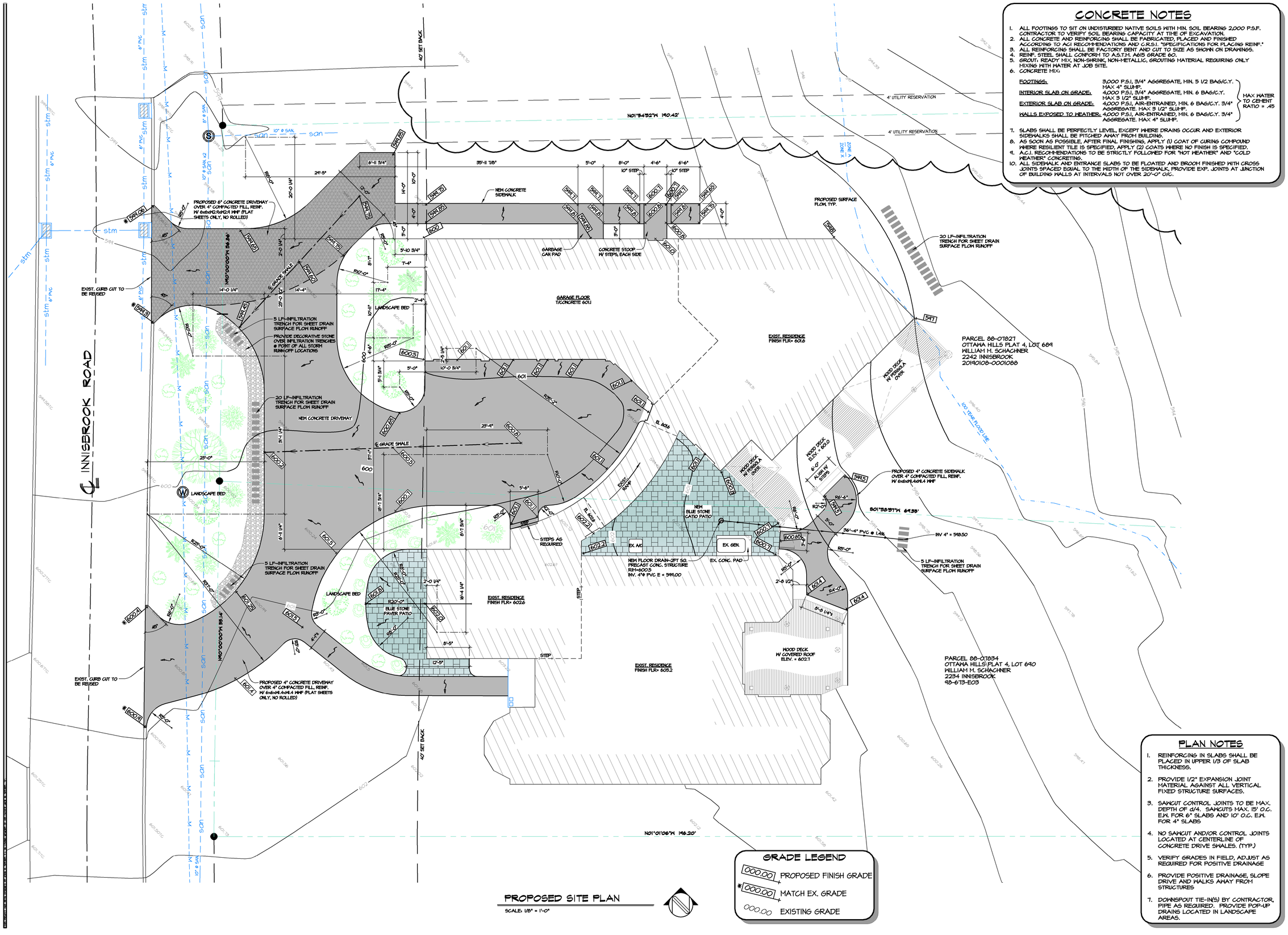
RESIDENCE FLATWORK DESIGN
2234 INNISBROOK
TOLEDO, OHIO 43606

PROPOSED SITE PLAN

DuBose & Associates, Inc.
Design & Consulting Engineers
350 S. Reynolds Road
Toledo, Ohio 43615
PHONE: (419) 537-1441
FAX: (419) 537-1866
www.tdubose.com

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DRAWN	DCD
CHECKED	JS
DATE	10-23-26
SCALE	1/8" = 1'-0"
JOB NO.	25-163
SHEET	G1.1



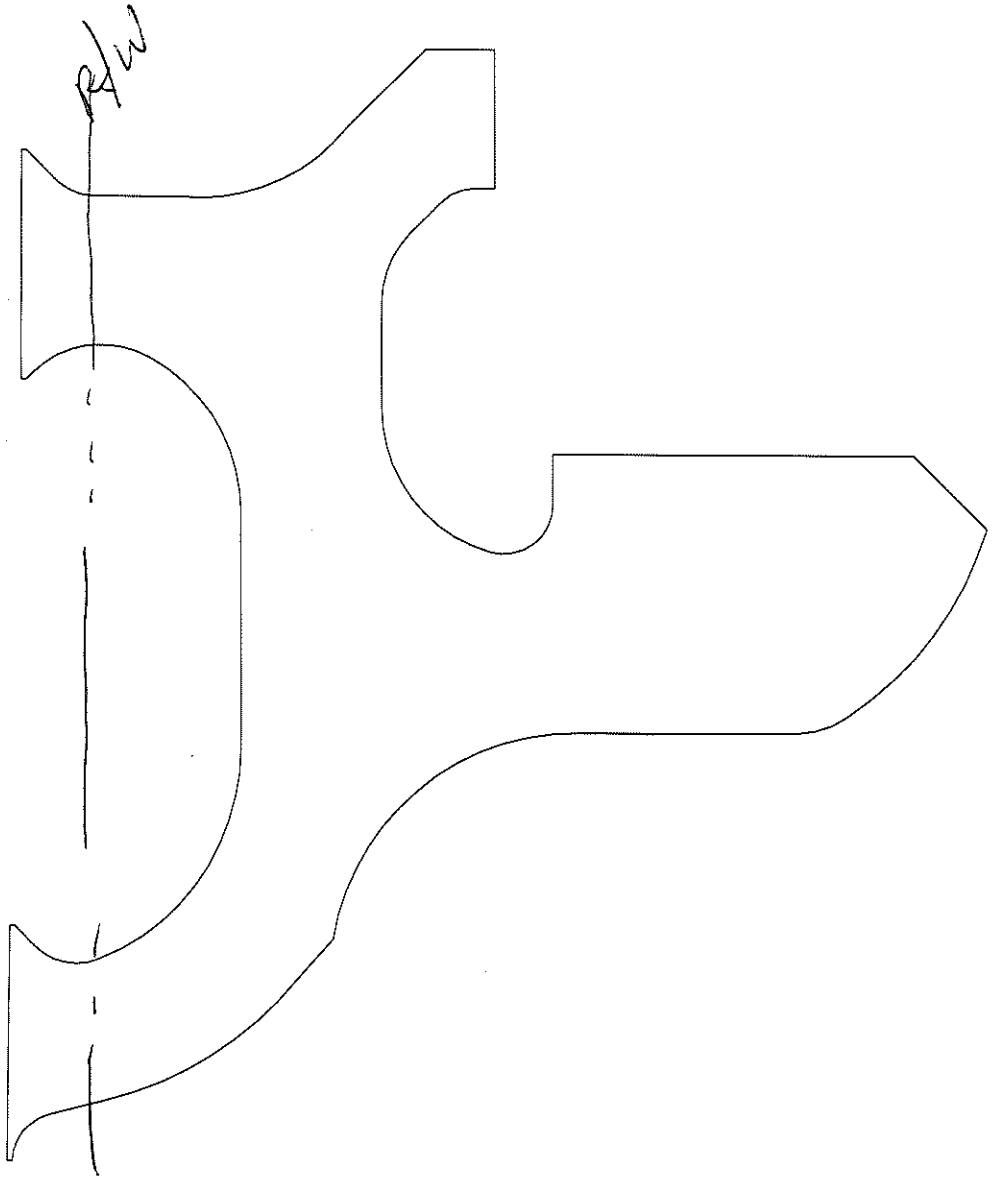
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

GRADE LEGEND

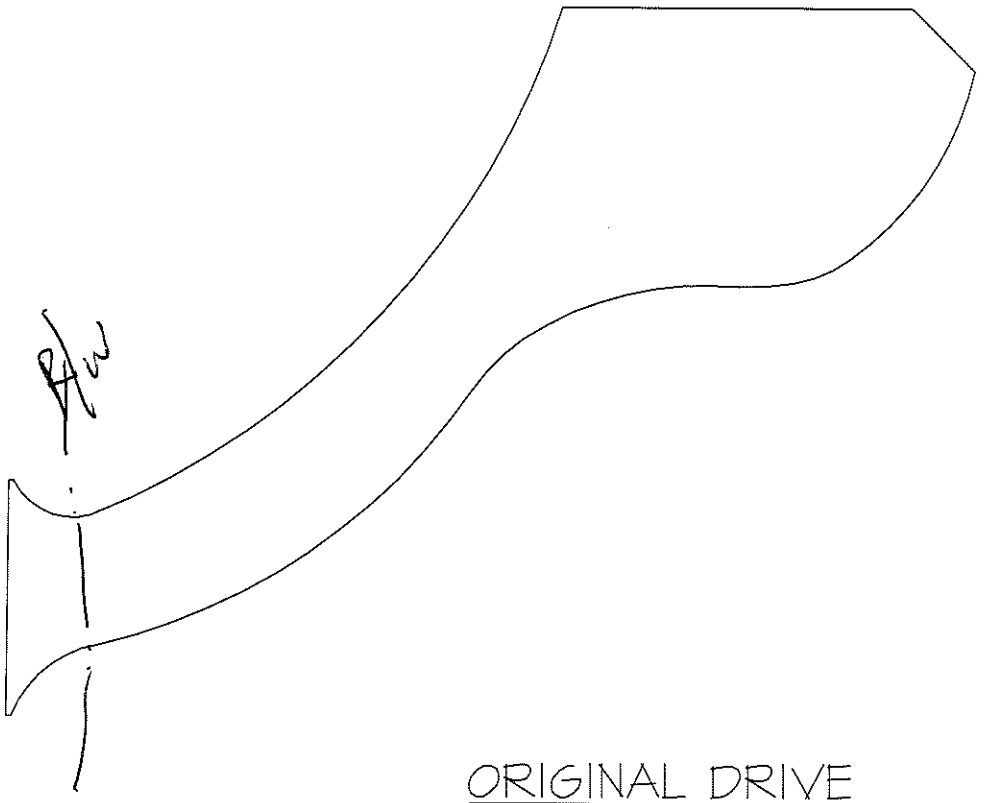
- 000.00 PROPOSED FINISH GRADE
- *000.00 MATCH EX. GRADE
- 000.00 EXISTING GRADE

PLAN NOTES

1. REINFORCING IN SLABS SHALL BE PLACED IN UPPER 1/3 OF SLAB THICKNESS.
2. PROVIDE 1/2" EXPANSION JOINT MATERIAL AGAINST ALL VERTICAL FIXED STRUCTURE SURFACES.
3. SAWCUT CONTROL JOINTS TO BE MAX. DEPTH OF D/4. SAWCUTS MAX. 15' O.C. E.W. FOR 6" SLABS AND 10' O.C. E.W. FOR 4" SLABS
4. NO SAWCUT AND/OR CONTROL JOINTS LOCATED AT CENTERLINE OF CONCRETE DRIVE SWALES. (TYP.)
5. VERIFY GRADES IN FIELD, ADJUST AS REQUIRED FOR POSITIVE DRAINAGE
6. PROVIDE POSITIVE DRAINAGE, SLOPE DRIVE AND WALKS AWAY FROM STRUCTURES
7. DOWNSPOUT TIE-IN(S) BY CONTRACTOR, PIPE AS REQUIRED. PROVIDE POP-UP DRAINS LOCATED IN LANDSCAPE AREAS.



REVISED DRIVE



ORIGINAL DRIVE

April McDonald <mcdonalda@ottawahills.org>

Formal Opposition to Variance Request for 2234 Innisbrook Road

1 message

Tory Schaffer <victoria.schaffer@gmail.com> Sun, Nov 8, 2026 at 8:56 AM
To: carl.schaffer@gmail.com, mcdonalda@ottawahills.org

Dear Ms. McDonald and Members of the Zoning Commission,

We are writing to formally oppose the proposed paved area variance at 2234 Innisbrook Road.

As immediate neighbors, we have significant concerns about the continued expansion of this property, its impact on the established character of Innisbrook Road, and the potential consequences for surrounding homes.

Our neighborhood is not part of the estate section of Ottawa Hills. Innisbrook Road has traditionally been characterized by modestly scaled residential homes, mature landscaping, green space, and a cohesive streetscape. The substantial addition at 2234 Innisbrook Road has introduced a scale of development noticeably different from that of surrounding homes. The proposed expansion of paved surfaces would further intensify this contrast and diminish the established residential character of our street.

Of particular concern is the proposed parking area, which, in our view, would create the appearance of a parking lot rather than a residential driveway. Its size and prominence would introduce yet another element inconsistent with the established character of our street.

The proposed increase from 1,825 to 3,198 square feet of paved surface represents approximately a 75% expansion over the originally approved area and would exceed the Village's established 10% maximum paved lot coverage. This is a substantial expansion, not a minor adjustment.

We are equally concerned about stormwater management and drainage. Additional paved surfaces can increase runoff and alter existing drainage patterns, potentially affecting neighboring yards and homes, including ours. We believe a thorough engineering review is necessary to establish how stormwater will be managed and what protections will be in place for adjacent properties before any variance is considered.

We respectfully request clarification on the following:

1. What specific practical difficulty necessitates a departure from the previously approved plans and justifies exceeding the Village's 10% paved lot coverage limitation?
2. Has a drainage and grading assessment been completed and reviewed by the Village Engineer?
3. How will the proposed improvements affect existing drainage patterns, and what measures will protect neighboring properties from increased runoff?
4. How has the Village evaluated the visual impact of the proposed parking area, particularly its parking-lot-like appearance and compatibility with the established residential character of Innisbrook Road?

In addition to our concerns about the proposed variance, we believe the broader history of development at this property warrants consideration. The originally proposed open-air attached deck has been replaced by three metal-roofed pergolas, representing a substantial departure from the plans initially presented to us. Trees were also planted without authorization within the adjacent public meadow. We appreciate the Village's attention to this matter and understand that the trees are awaiting removal. Nevertheless, these circumstances raise concerns about repeated changes to the originally approved plans and the importance of consistent enforcement of Village requirements.

The scale and visual impact of the completed building are substantially greater than what was represented in the original plans and renderings provided to us. The materials did not adequately convey how imposing the finished structure would be in relation to neighboring homes. The full scope of the development was therefore not accurately reflected when we originally provided our support. Had the project been presented as it has ultimately materialized, we would not have supported it. This history underscores the importance of evaluating the current request in the context of the property's cumulative development rather than as an isolated modification.

The Village's zoning regulations exist to protect the character of our neighborhoods, preserve green space, and safeguard neighboring homeowners. We believe those standards should be consistently upheld, particularly when a property has already undergone such substantial changes.

For these reasons, we respectfully urge the Zoning Commission to deny the proposed variance and require a plan that complies with the Village's existing paved surface limitations.

Thank you for your consideration. Please include this correspondence in the public record for the November 17 hearing.

Sincerely,

Tory and Carl Schaffer
2228 Innisbrook Road

April McDonald <mcdonalda@ottawahills.org>

2234 Innisbrook Road Variance

1 message

Alyssa Koleda <alyssa.kitts2@gmail.com> Wed, Nov 11, 2026 at 10:21 AM
To: mcdonalda@ottawahills.org
Cc: Ryan Koleda <ryankoleda92@gmail.com>

Good afternoon,

This email is meant to pose as our formal opposition to the requested variance for property 2234 Innisbrook Road.

As the homeowners directly across the street who have to look at the addition daily, we are particularly concerned about how the continued expansion will affect the appearance of our charming neighborhood. The property has already undergone significant changes, and the proposed additional concrete would further alter the character and continuity of this historic Village. Having a large expanse of pavement and a parking area resembling a commercial parking lot directly in our line of sight is not consistent with the charming aesthetics which drew us to fall in love with Innisbrook Road in the first place. The expansion has also obstructed any view or access we had to the meadow.

We remain concerned about the prolonged timeline for completing this project along with the continued changes from the originally presented blueprint. The amount of construction and vehicles that have obstructed our ability to come to and from our home for this extended amount of time while having very young small children has impacted our family's time and enjoyment of our own property.

Additionally, our curiosity leads us to wonder if considerations have been taken to review the potential effect these commercial appearing additions may have on the resale value and marketability of surrounding homes for the village. The scale of the development, increased paved surfaces, and changes to the neighborhood's established appearance could influence how prospective buyers view neighboring properties. As homeowners who have invested in this neighborhood, we believe the long-term interests of surrounding residents deserve strong consideration at the hearing on November 17th.

Given the above notions, we kindly deny our agreement to the proposed variance.

Sincerely,

Ryan and Alyssa Koleda

2233 Innisbrook Road

Justin Kruse
2248 Innisbrook
Ottawa Hills, Ohio 43606

Ottawa Hills Zoning Commission

Objection to Proposed Driveway Expansion at Adjacent Property at 2234 Innisbrook

Members of the Ottawa Hills Zoning Commission,

I am the homeowner at 2248 Innisbrook and the immediate next-door neighbor to this ongoing project. I am writing to oppose the requested variance and proposed driveway expansion at the neighboring property, 2234 Innisbrook.

We supported the original redevelopment. The previous home had become a nuisance property, and a well-designed new home was a welcome investment in our street. Our concern is the continued expansion of the project beyond what was presented and approved.

According to the variance materials, approved impervious surface is approximately 8,165 square feet. The request would raise it to approximately 9,178 square feet, an increase of about 1,013 square feet, or 12.4%. On a residence already much larger than most surrounding homes, that is significant.

The landscaping in the original plan softened the scale of a large home on a double lot. Replacing green space with pavement works against that. The resulting circular driveway is also atypical here. The only one we know of nearby is on a corner lot at Bonnie Brook and Talmadge, which is materially different from an interior lot.

The Commission should also consider the project as a whole. Construction has run an unusually long time and has affected the immediate neighbors. Trees planted in the adjacent public meadow have since died. Now, after the site plan was reviewed, we are asked to accept another material expansion of the hardscape. At some point, the approved plans need to mean something.

We respectfully ask the Commission to deny the requested variance and require the driveway, landscaping and site to remain substantially consistent with the plans originally approved.

Thank you for considering our concerns and for your work to preserve the character of Ottawa Hills.

Sincerely,

Justin Kruse
2248 Innisbrook
Ottawa Hills, Ohio 43606

THE VILLAGE OF Ottawa HILLS

2125 Richards Road
Ottawa Hills, Ohio 43606
Phone: 419.536.1111
Fax: 419.535.3550
ottawahills.org

TO: Zoning Commission

FROM: April McDonald

DATE: November 13, 2026

RE: November 17, 2026

ADDRESS:	**2550 Orkney (Hardman Field)**
APPLICANT:	Village of Ottawa Hills
ZONING DISTRICT:	A-2
REQUEST(S):	Accessory Structure Location
NOTICES SENT:	4 (November 10, 2026)

The Village Administration is requesting consideration of a variance for the property located at 2550 Orkney Road. If approved, the variance would permit the installation of one or potentially two storage sheds on the north side of the existing building. The size would be 8’ wide x 6’ long, brown in color. Village Code generally requires accessory structures to be located within a rear yard. However, given that this property is a recreational field rather than a residential property, the site presents a unique circumstance. Storage space at the field is limited, and restroom facilities have occasionally been used to accommodate storage needs.

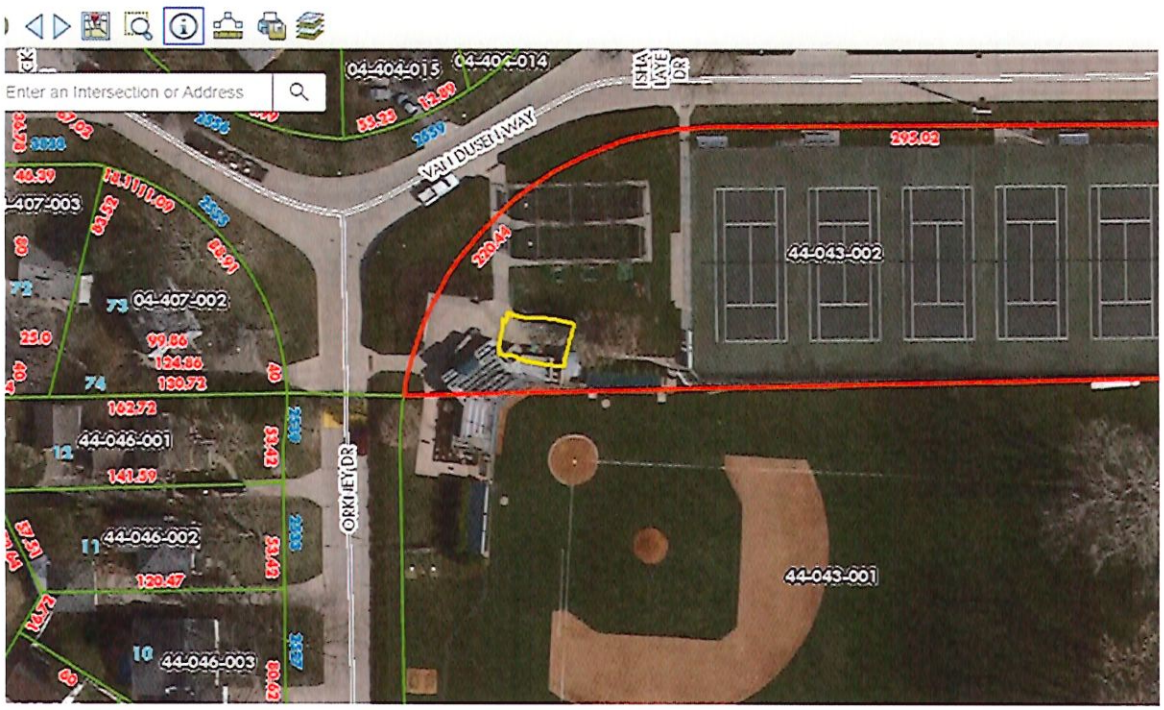
Ottawa Hills Zoning Code

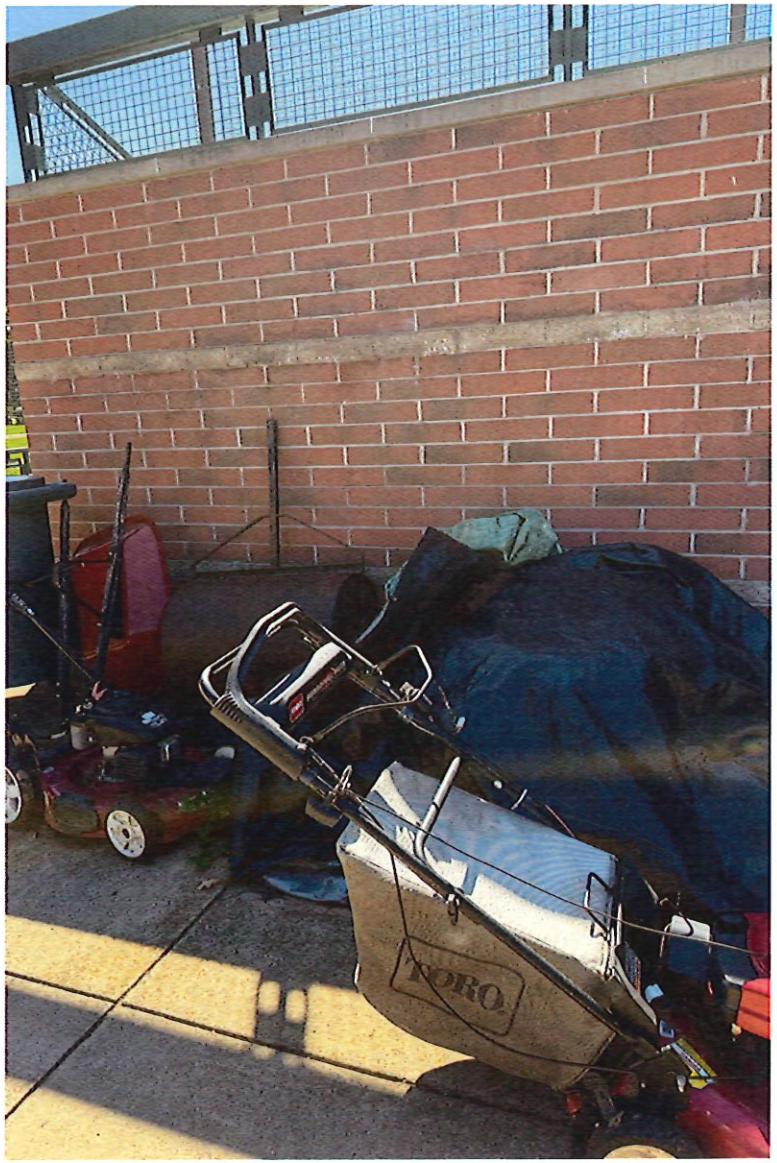
> Accessory Structures shall be located only in a rear yard and shall be in a location and of a color to minimize visibility from nearby properties and from nearby streets. [Ordinance 2002-08; §8.5(a)]

To date, the Village has not received feedback related to this request.


VAN DUSEN

OF


Enter an Intersection or Address
04-404-015
04-404-014
VAN DUSEN WAY
ORKNEY DR
44-043-002
44-043-001
04-407-003
04-407-002
44-046-001
44-046-002
44-046-003
293.02
220.44
99.86
124.86
130.72
102.72
141.59
120.47


TORO


Koala Bear Kare