

PLANNING COMMISSION MEETING

January 29, 2026

Mark Easterling called the meeting to order at 6:30 p.m. Commission members present were Greg Bade, Mathew Beredo, Stephen Dane, Chris Kaspar, Lindsey Tackett, and Mayor Weber (6). Rob Vela was absent (1). Mark Easterling, Deputy Planning & Zoning Administrator, was also present.

ELECTION OF CHAIRPERSON & VICE-CHAIRPERSON

Mayor Weber nominated Mr. Vela to be Chairperson. Seconded by Mr. Dane, and the nomination was unanimously approved (6-0).

Ms. Tackett nominated herself to be Vice-Chair. Seconded by Mayor Weber, and the nomination was unanimously approved (6-0).

APPROVAL OF MINUTES

Mr. Dane moved to approve the December 4, 2025, meeting minutes as written, and Mr. Bade seconded the motion. Ayes: Bade, Beredo, Dane, Kaspar, and Tackett (5). Nays: (0). Abstain: Weber (1).

ADMINISTRATOR'S REPORT

Mr. Easterling noted the 2026 Planning Commission schedule for the members.

Rezoning Request

***R3 (Single Family Residential) to R5 (Two Family Residential)
703 Walnut Street and 705 Walnut Street***

APPLICANT/OWNER/DEVELOPER

James Zeigler & Sheila Dilsaver
24761 W. River Rd.
Perrysburg, OH 43551

REQUEST

Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the southeast corner of the intersection of W. Seventh Street and Walnut Street. The parcel included in this request is: Q61-000-902219011000, which is approximately 0.2066 acres (9,000 SF), currently zoned R-3 (Single-Family Residential).

Adjacent zoning:

1. North: “R-3” Single Family Residential
2. East: “R-3” Single Family Residential
3. South: “R-3” Single Family Residential
4. West: “R3” Single Family Residential

BACKGROUND

This property is currently zoned R-3 and has operated as a two-family residence since its construction in 1958. The current owner is requesting that the property be rezoned to R-5 Two-Family Residential.

ANALYSIS

The Land Use Plan identifies this area as Legacy Residential, intended to preserve the fabric and character of Perrysburg’s established neighborhoods. The recommended residential intensity is an average of three to five units per acre. Development within this area should primarily consist of single-family homes and community facilities that reflect and reinforce the existing character of these neighborhoods.

At the same time, the plan recognizes the need to accommodate a broader range of housing options, particularly to address the “missing middle.” This demographic includes young professionals seeking attainable ownership or rental opportunities, as well as older residents looking to downsize once dependents have left the household. Providing a variety of housing types in this area would not only support pathways into homeownership for younger residents but also help retain long-term community members who wish to remain invested in Perrysburg.

In summary, while the plan designates the area as Legacy Residential, it also encourages the integration of unique housing styles and options that complement single-family development, thereby meeting the evolving needs of a diverse population.

Per Ch. 1220.03, R-3 – Single Family Residential is typically an area intended to provide desirable settings for residential development within the several density ranges described in the City of Perrysburg Comprehensive Plan and for various types of dwelling units with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted, or as special uses. Basic urban services including adequate access and utilities, are necessary for these districts. Specifically, medium-density residential development has ready access to most community services. Includes land with little or no topographical problems.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R3**.

Chicken Keeping
One Family Dwelling
Bed & Breakfast **(SAU)**
Rooming House **(SAU)**
Accessory Use
Cemetery **(SAU)**
Child Day Care Centers **(SAU)**
Essential Services
Non-Commercial Recreation Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

Per Ch. 1220.03, R5 – Two Family Residential is defined as “areas intended to provide areas for two-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R5**.

One family Dwelling
Two-family Dwelling
Bed & Breakfast **(SAU)**
Rooming House **(SAU)**
Accessory Uses
Child Day Care Centers **(SAU)**
Essential Services
Non-Commercial Recreational Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

RECOMMENDATION

This one does not have the minimum square footage. Requires 10,000 has 9,000.

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend approval of the zoning amendment from R3 (Single Family Residential) to R5 (Two Family Residential) for the parcel identified in this report based

on the long-standing compatibility of the use, consistency with the Comprehensive Plan, and the limited dimensional deficiency.

While the parcel does not meet the minimum lot area requirement for the R-5 district by approximately 1,000 square feet, the property has functioned as a duplex for over 67 years without documented operational issues. The requested rezoning does not introduce a new use or increased density but rather aligns the zoning classification with the existing use.

Further, it is recommended that a Public Hearing be set before the City Council for March 3, 2026, at 6:15 pm.

Mr. Easterling reviewed the above Staff Report regarding the Rezoning Request from R3 (Single Family Residential) to R5 (Two Family Residential) for 703 Walnut Street and 705 Walnut Street. Owner James Zeigler was present and added that his request to change the zoning is based on an insurance issue regarding fire regulations. There was a brief discussion about the nonconforming use of the lot size, and Mr. Easterling stated that the new zoning code will address dual uses of a property.

Mr. Bade made a motion to recommend approval of the Rezoning Request from R3 (Single Family Residential) to R5 (Two Family Residential) for 703 Walnut Street and 705 Walnut Street, and that a Public Hearing be scheduled for March 3, 2026, at 6:15 pm. Seconded by Ms. Tackett. Ayes: Bade, Beredo, Kaspar, Tackett, and Weber (5). Nays: (0). Abstain: Dane (1).

***Rezoning Request
R3 (Single Family Residential) to R5 (Two Family Residential)
735 Findlay Street and 737 Findlay Street***

APPLICANT/OWNER/DEVELOPER

James Zeigler & Sheila Dilsaver
24761 W. River Rd.
Perrysburg, OH 43551

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the northeast corner of the intersection of Findlay Street and Mulberry Street.

The parcel included in this request is: Q61-000-903303007000, which is approximately 0.242 acres (10,544 SF), currently zoned R-3 (Single Family Residential).

Adjacent zoning:

1. North: “R-3” Single Family Residential
2. East: “R-3” Single Family Residential
3. South: “R-3” Single Family Residential
4. West: “R3” Single Family Residential

BACKGROUND

This property is currently zoned R-3 and has operated as a two-family residence since its construction in 1970. The current owner is requesting that the property be rezoned to R-5 Two-Family Residential.

ANALYSIS

The Land Use Plan identifies this area as Legacy Residential, intended to preserve the fabric and character of Perrysburg’s established neighborhoods. The recommended residential intensity is an average of three to five units per acre. Development within this area should primarily consist of single-family homes and community facilities that reflect and reinforce the existing character of these neighborhoods.

At the same time, the plan recognizes the need to accommodate a broader range of housing options, particularly to address the “missing middle.” This demographic includes young professionals seeking attainable ownership or rental opportunities, as well as older residents looking to downsize once dependents have left the household. Providing a variety of housing types in this area would not only support pathways into homeownership for younger residents but also help retain long-term community members who wish to remain invested in Perrysburg.

In summary, while the plan designates the area as Legacy Residential, it also encourages the integration of unique housing styles and options that complement single-family development, thereby meeting the evolving needs of a diverse population.

Per Ch. 1220.03, R-3 – Single Family Residential is typically an area intended to provide desirable settings for residential development within the several density ranges described in the City of Perrysburg Comprehensive Plan and for various types of dwelling units with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted, or as special uses. Basic urban services including adequate access and utilities, are necessary for these districts. Specifically, medium-density residential development has ready access to most community services. Includes land with little or no topographical problems.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R3**.

Chicken Keeping

One Family Dwelling
Bed & Breakfast (SAU)
Rooming House (SAU)
Accessory Use
Cemetery (SAU)
Child Day Care Centers (SAU)
Essential Services
Non-Commercial Recreation Facilities (SAU)
Parks and Recreation Facilities (SAU)
Part-time Child Day Care Centers (SAU)
Public Service Facility (SAU)
Public/Private Utility (SAU)

Per Ch. 1220.03, R5 – Two Family Residential is defined as “areas intended to provide areas for two-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R5**.

One family Dwelling
Two-family Dwelling
Bed & Breakfast (SAU)
Rooming House (SAU)
Accessory Uses
Child Day Care Centers (SAU)
Essential Services
Non-Commercial Recreational Facilities (SAU)
Parks and Recreation Facilities (SAU)
Part-time Child Day Care Centers (SAU)
Public Service Facility (SAU)
Public/Private Utility (SAU)

RECOMMENDATION

This one does not have the minimum frontage necessary. Requires 90' has 82.82'.

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend approval of the zoning amendment from R3 (Single Family Residential) to R5 (Two Family Residential) for the parcel identified in this report.

The subject parcel meets all dimensional and performance standards of the R-5 district, with the exception of minimum frontage. The lot provides approximately 82 feet of frontage, where 90 feet is required. The reduced frontage is attributable to the unique

shape of the parcel and street alignment rather than any recent subdivision or self-created condition.

The lot widens beyond the front setback line and provides adequate buildable width access, parking accommodation, and separation consistent with the intent of the frontage standard. At the required 35' front yard setback, the width of the lot is 93'. This consideration would be consistent with how lots are created in cul-de-sacs for new subdivisions. The existing duplex has operated without documented access, safety, or operational issues for approximately 56 years.

Further, it is recommended that a Public Hearing be set before the City Council for March 3, 2026, at 6:10 pm.

Mr. Easterling reviewed the above Staff Report regarding the Rezoning Request from R3 (Single Family Residential) to R5 (Two Family Residential) for 735 Findlay Street and 737 Findlay Street. Owner James Zeigler was present on behalf of the application. Mr. Dane said that his mother-in-law lives in the other unit on Walnut Street and that he hopes that this process will help with his current insurance issue. Mr. Beredo questioned why there was a blanket rezoning of this parcel in 2006, and Mr. Bade said that it was likely an oversight. Mr. Easterling clarified that the zoning code rewrite should settle most of the deficiencies within the boundaries.

Mr. Bade made a motion to recommend approval of the Rezoning Request from R3 (Single Family Residential) to R5 (Two Family Residential) for 735 Findlay Street and 737 Findlay Street, and that a Public Hearing be scheduled for March 3, 2026, at 6:10 pm. Seconded by Ms. Tackett. Ayes: (6). Nays: (0)

***Rezoning Request
R3 (Single Family Residential) & R5 (Two Family Residential)
to R3 (Single Family Residential)
2063 Horseshoe Bend Drive***

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Avenue
Perrysburg, OH 43551

REQUEST

Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located along the east side of Horseshoe Bend Dr., six parcels south of Lighthouse Way. The parcel included in this request is: Q61-100-240001144000,

which is approximately 0.547 acres (23,827 SF), currently split zoned R-3 (Single Family Residential) and R-5 (Two-Family Residential).

Adjacent zoning:

1. North: R-5 - Two-Family Residential
2. East: PBP - Planned Business Park
3. South: R-3 - Single Family Residential, R-5 - Two-Family Residential and PBP - Planned Business Park.
4. West: R3 - Single Family Residential

BACKGROUND

This property is currently split-zoned R-3 and R-5 but was built as and has always been occupied as a single-family home. The split zoning originated from a mapping error that appears to have occurred between 2013 and 2014, when a new version of the mapping software was introduced. The city, on behalf of the current owner, is requesting a rezoning to R3 Single-Family Residential to remedy the previous mapping error and to restore the zoning to what the owner believed it to be.

ANALYSIS

The Land Use Plan identifies this area as Conservation Suburban, which is categorized by a clustering of single-family homes with slightly less quantity of conservation/open space areas. Development Character should be single-family residential and community facilities that consume smaller percentages of the total site, with the remaining land being communal and left undisturbed. Development Intensity in this area should be two dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not exceed four units per acre, unless density bonuses allow.

Per Ch. 1220.03, R-3 – Single Family Residential is typically an area intended to provide desirable settings for residential development within the several density ranges described in the City of Perrysburg Comprehensive Plan and for various types of dwelling units with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted, or as special uses. Basic urban services including adequate access and utilities, are necessary for these districts. Specifically, medium-density residential development has ready access to most community services. Includes land with little or no topographical problems.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R3**.

Chicken Keeping
One Family Dwelling
Bed & Breakfast (**SAU**)

Rooming House **(SAU)**
Accessory Use
Cemetery **(SAU)**
Child Day Care Centers **(SAU)**
Essential Services
Non-Commercial Recreation Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

Per Ch. 1220.03, R5 – Two Family Residential is defined as “areas intended to provide areas for two-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R5**.

One family Dwelling
Two-family Dwelling
Bed & Breakfast **(SAU)**
Rooming House **(SAU)**
Accessory Uses
Child Day Care Centers **(SAU)**
Essential Services
Non-Commercial Recreational Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend approval of the zoning amendment from R3/R5 (split zoning) to R3 (Single-Family Residential) for the parcel identified in this report.

Further, it is recommended that a Public Hearing be set before the City Council for March 3, 2026, at 6:20 pm.

Mr. Easterling reviewed the above Staff Report regarding the Rezoning Request from R3 (Single Family Residential) and R5 (Two Family Residential) to R3 (Single Family Residential) for 2063 Horseshoe Bend Drive, and added that this request will correct a mapping error. Mr. Kaspar asked if there had been an internal audit to identify other

zoning issues of this nature, and Mr. Easterling said that the city is actively looking and correcting the issues along the way. He added that the homeowners are aware of this request.

Mr. Bade made a motion to recommend approval of the Rezoning Request from R3 (Single Family Residential) and R5 (Two Family Residential) to R3 (Single Family Residential) for 2063 Horseshoe Bend Drive, and that a Public Hearing be scheduled for March 3, 2026, at 6:20 pm. Seconded by Ms. Tackett. Ayes: (6). Nays: (0).

***Rezoning Request
R3 (Single Family Residential) & R5 (Two Family Residential)
to R3 (Single Family Residential)
2075 Horseshoe Bend Drive***

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

REQUEST

Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located along the east side of Horseshoe Bend Dr., seven parcels south of Lighthouse Way. The parcel included in this request is: Q61-100-240001145000, which is approximately 0.47 acres (20,490 SF), currently split zoned R-3 (Single Family Residential) and R-5 (Two-Family Residential).

Adjacent zoning:

1. North: R-5 - Two-Family Residential
2. East: PBP - Planned Business Park
3. South: R-3 - Single Family Residential, R-5 - Two-Family Residential and PBP - Planned Business Park.
4. West: R3 - Single Family Residential

BACKGROUND

This property is currently split-zoned R-3 and R-5, but was built as and has always been occupied as a single-family home. The split zoning originated from a mapping error that appears to have occurred between 2013 and 2014, when a new version of the mapping software was introduced. The city, on behalf of the current owner, is requesting a

rezoning to R3 Single-Family Residential to remedy the previous mapping error and to restore the zoning to what the owner believed it to be.

ANALYSIS

The Land Use Plan identifies this area as Conservation Suburban, which is categorized by a clustering of single-family homes with slightly less quantity of conservation/open space areas. Development Character should be single-family residential and community facilities that consume smaller percentages of the total site, with the remaining land being communal and left undisturbed. Development Intensity in this area should be two dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not exceed four units per acre, unless density bonuses allow.

Per Ch. 1220.03, R-3 – Single Family Residential is typically an area intended to provide desirable settings for residential development within the several density ranges described in the City of Perrysburg Comprehensive Plan and for various types of dwelling units with appropriate regulations regarding physical development. As appropriate, the districts also allow other uses compatible with residential areas, either as permitted, or as special uses. Basic urban services including adequate access and utilities, are necessary for these districts. Specifically, medium-density residential development has ready access to most community services. Includes land with little or no topographical problems.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R3**.

Chicken Keeping
One Family Dwelling
Bed & Breakfast **(SAU)**
Rooming House **(SAU)**
Accessory Use
Cemetery **(SAU)**
Child Day Care Centers **(SAU)**
Essential Services
Non-Commercial Recreation Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

Per Ch. 1220.03, R5 – Two Family Residential is defined as “areas intended to provide areas for two-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R5**.

One family Dwelling
Two-family Dwelling
Bed & Breakfast **(SAU)**
Rooming House **(SAU)**
Accessory Uses
Child Day Care Centers **(SAU)**
Essential Services
Non-Commercial Recreational Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend approval of the zoning amendment from R3/R5 (split zoning) to R3 (Single-Family Residential) for the parcel identified in this report.

Further, it is recommended that a Public Hearing be set before the City Council for March 3, 2026, at 6:25 pm.

Mr. Easterling reviewed the above Staff Report regarding the Rezoning Request from R3 (Single Family Residential) and R5 (Two Family Residential) to R3 (Single Family Residential) for 2075 Horseshoe Bend Drive, and added that this request will fix a mapping error from 2013 or 2014.

Ms. Tackett made a motion to recommend approval of the Rezoning Request from R3 (Single Family Residential) and R5 (Two Family Residential) to R3 (Single Family Residential) for 2075 Horseshoe Bend Drive, and that a Public Hearing be scheduled for March 3, 2026, at 6:25 pm. Seconded by Mayor Weber. Ayes: (6). Nays: (0)

OTHER BUSINESS

There being no further business, the meeting adjourned at 6:57 pm.

Respectfully submitted,

Heather Alfaro
Recording Secretary