

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held February 24, 2026

CALL TO ORDER - 4:00 PM

The meeting was called to order by Tim McCarthy at 4:08 p.m.

ROLL CALL

Committee members present were Tim McCarthy, Cory Kuhlman, Erin O'Rear. Also present were Brody Walters, Planning and Zoning Administrator, Mark Easterling, Deputy Planning and Zoning Administrator, Tim Effler, Law Director and Joe Fawcett, City Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF JANUARY 27, 2026 MEETING MINUTES

There being no objections, the minutes of the January 27, 2026 meeting were approved 3-0.

ACCEPTANCE OF ANNEXATION

Mr. Effler spoke about an annexation request for parcels at and around 25851 Fort Meigs Road. He said that this is a voluntary annexation of about 4 acres of property. There being no objections, the Committee agreed to recommend 3-0 to move forward to City Council.

MARIJUANA DISCUSSION

Mr. Effler asked the Committee about continuing the marijuana discussion regarding dispensaries for both Adult-Use and Medical. He stated the moratorium expires in April, and recommended extending the moratorium for 30 days so any legislation that goes to City Council can have enough time for three readings and a 30-day referendum period. Mr. Kuhlman asked for a review of the options for potential legislation. Mr. Effler said that there are a few options: a total prohibition of Adult-Use and Medical, allowing both Adult-Use and Medical and allowing Medical but prohibiting Adult-Use. The Committee agreed to discuss those options at Council and then vote on legislation extending the moratorium at next month's Committee meeting.

OTHER BUSINESS

RiverPlace Discussion

Dave Kienzle, owner of the Shoppes at Riverplace, spoke to the committee about window coverings at Dave's Running Shop and Golf X both located at the Shoppes at Riverplace. Mr. Easterling explained that the window signage covers more than 25% of the window, which violates the City's Zoning Code.

Mr. Kienzle said that both shops need to have their windows covered to conduct business, and he asked that any enforcement action be tolled. Mr. Easterling explained that the City allows the windows to be blacked-out as necessary in Golf X's circumstance, but the issue is the amount of graphics that are included on the window coverings. He said that needs to be limited to 25% of the window.

Mr. Kienzle mentioned that the City's Zoning Code is currently being updated and asked if further action on this matter could be paused until the rewrite has finished.

Mr. McCarthy stated that the City's current Zoning Code is what has to be followed. He explained that the Committee cannot place a moratorium on enforcement by the Administration, but he commented that enforcement might not be likely with the Zoning Code review in process. Mr. Walters confirmed that the subject of widow coverage can be discussed as the Zoning Code review proceeds.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:57 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy C. McCarthy". The signature is written in a cursive style with a large initial 'T'.

Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting date is **March 24, 2026 at 4:00 pm.**