

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held March 24, 2026

CALL TO ORDER - 4:00 PM

The meeting was called to order by pro tem Chairman Cory Kuhlman at 4:11 p.m.

ROLL CALL

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

CITIZEN'S CONCERNS

None.

APPROVAL OF FEBRUARY 24, 2026 MEETING MINUTES

There being no objections, the minutes of the February 24, 2026 meeting were approved 2-0.

REZONING REQUEST

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

Mr. Walters spoke about the rezoning request by James Zeigler and Sheila Dilsaver. The parcel is approximately 0.242 acres and is currently zoned as R-3 (Single Family Residential). The request is to re-zone to R5 (Two-Family Residential). Mr. Walters stated that this property has been functioning as a duplex since 1970. The owners would like to get this update to reflect an accurate representation of the property as well as for insurance purposes.

This was heard by the Planning Commission on January 29, 2026 and was approved 6-0, and a public hearing regarding this rezoning was held on March 3, 2026. There being no objections, this is being forwarded 2-0 to City Council.

REZONING REQUEST

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

Mr. Walters spoke about the second rezoning request also by James Zeigler and Sheila Dilsaver. The parcel is approximately 0.206 acres and is currently zoned as R-3 (Single Family Residential). The request is to re-zone to R5 (Two-Family Residential). Mr. Walters stated that this property has been functioning as a duplex since 1958. The owners would like to get this update to reflect an accurate representation of the property as well as for insurance purposes.

This was heard by the Planning Commission on January 29, 2026 and was approved 6-0, and a public hearing regarding this rezoning was held on March 3, 2026. There being no objections, this is being forwarded 2-0 to City Council.

REZONING REQUEST

R3 (Single Family Residential) and R5 (Two Family Residential) to R3 (Single Family Residential) 2063 Horseshoe Bend Drive

Mr. Walters stated that this request is being requested by the City. The parcel is approximately 0.547 acres and is currently split-zoned as R-3 (Single Family Residential) and R5 (Two-Family Residential). The request is to have both parcels be zoned as R-3 (Single Family Residential) as this property has always existed as a signal family home. Mr. Walters said that there was a mapping error in 2013/2014 after the City updated its mapping software, and we would like to remedy this error.

This was heard by the Planning Commission on January 29, 2026 and was approved 6-0, and a public hearing regarding this rezoning was held on March 3, 2026. There being no objections, this is being forwarded 2-0 to City Council.

REZONING REQUEST

R3 (Single Family Residential) and R5 (Two Family Residential) to R3 (Single Family Residential) 2075 Horseshoe Bend Drive

Mr. Walters stated that this request is exactly the same as the previous. The City has also requested this change. The parcel is approximately 0.47 acres and is currently split-zoned as R-3 (Single Family Residential) and R5 (Two-Family Residential). The request is to have both parcels be zoned as R-3 (Single Family Residential) as this property has always existed as a signal family home. Mr. Walters said that there was a mapping error in 2013/2014 after the City updated its mapping software, and we would like to remedy this error.

This was heard by the Planning Commission on January 29, 2026 and was approved 6-0, and a public hearing regarding this rezoning was held on March 3, 2026. There being no objections, this is being forwarded 2-0 to City Council.

MARIJUANA DISCUSSION

Mr. Effler began the discussion by recommending that City Council vote on ordinances that have Prohibition language first to get a better understanding of where the Council members stand on dispensaries in the City. And if the prohibition ordinances do not pass, then they will bring the Adult-Use allowance legislation and will be able to better discuss the details of what the City's code and Zoning Code should specify. Mr. Kuhlman stated that the opposite might be a better way to get City Council's opinions

on the topic, and since there is already a moratorium in place which temporarily prohibits dispensaries, bringing legislation that allows adult-use facilities better brings attention to a change. Mr. Effler explained that if the prohibition language is put up first, and it doesn't pass, it will allow for a better platform for conversation between Council members on what the allowance legislation should look like, such as signage, zoning regulations and other guidelines specific to the City. Ms. O'Rear asked about some of the zoning regulations that would need to be discussed. Mr. Effler stated that a dispensary location would not be allowed to be located within 500 ft of a park, school, church or playground and could not be located within 1 mile of another location. The City has also specified guidelines for Special Approval Use and signage and advertising guidelines. Ms. O'Rear also asked regarding cultivation, if there were any guidelines specified for wastewater and sewer usage for a cultivation farm or greenhouse. Mr. Effler said he would have to look further into that. The committee members agreed 2-0 to forward the Ordinances with Prohibition language to City Council on April 7, 2026.

Kim Priestap, 125 Ottekee Dr., expressed her support for the prohibition of Marijuana within the City of Perrysburg. She stated that marijuana is a "gateway drug" and if allowed into the City there will be an increase amount of drug use in teenagers, and they are more likely to move on to drugs like opioids. She stated that marijuana is highly addictive and should be viewed as a serious issue. The committee members thanked Ms. Priestap for coming to speak on the topic.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:44 pm.

Respectfully submitted,

Pro Tem Chairman, Cory Kuhlman
Planning and Zoning Committee

The next meeting is scheduled for **Tuesday, April 28, 2026 at 4:00 pm.**