

# Minutes of Perrysburg Historic Landmarks Commission

Meeting Held March 9, 2026

## CALL TO ORDER - 7:00 PM

Chairman John Meier called the meeting to order at 7:01 p.m.

## ROLL CALL

Commission members present were Kate French, Scot MacPherson, Patrick Marchman, Jan Materni, and John Meier (5). Bob BredenbeckCorp and Dan Judson were absent (2). Mark Easterling, Deputy Planning & Zoning Administrator, was also present.

## APPROVAL OF FEBRUARY 9, 2026 MEETING MINUTES

Ms. Materni moved to approve the minutes of the February 9, 2026, meeting as submitted. Seconded by Mr. MacPherson, and the minutes were unanimously approved (5-0).

## PERMIT OBLIGATION

Mr. Easterling reminded the applicants that if their request was approved, they would still need to obtain a permit from the Planning & Zoning Division.

## NEW BUSINESS

### **APPLICATION 03-26**

RON BELLNER, ON BEHALF OF PHIL BOLLIN, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE THE FIRE ESCAPE EXTERIOR STAIRS. THE PROPERTY IS LOCATED AT 218 LOUISIANA AVENUE.

Mr. Easterling reviewed Application 03-26. Ron Bellner and Phil Bollin were present on behalf of the application and said that the existing fire escape is old and unsafe. Mr. Bellner added that the new deck, landings, steps, and railings would be constructed of treated wood and Trex for the decking materials. Mr. MacPherson asked whether they would lose a parking spot, and Mr. Bellner confirmed that the return stairs would open into the parking lot. There was a brief discussion about the existing canopies over the stairs, and Mr. Bellner said that they will be working with Wettle Awning Company to finalize those details. Mr. Easterling added that the canopy details will need to be submitted to the HLC first before being installed. He noted that the C2 Zoning District for this property has no building setbacks and no parking requirement.

Ms. French motioned to approve Application 03-26 as submitted for the fire escape exterior stairs (new deck, landings, steps, and railings). Seconded by Ms. Materni, and the motion was unanimously approved (5-0).

### **APPLICATION 04-26**

LAURIE & RICK AVERY ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A FENCE. THE PROPERTY IS LOCATED AT 536 EAST FRONT STREET.

Mr. Easterling reviewed Application 04-26. Laurie Avery was present on behalf of the proposed four-foot (4) white wood picket fence. She added that the fence will either be stained or painted white between the garage and the southeast corner of the home. Ms. Avery noted that a similar fence was approved down the street and that spacing of the slats is important so that decorative landscaping can be planted on the outside of the fence.

Mr. MacPherson motioned to approve Application 04-26 as submitted, with the condition that the style and spacing of the fence be installed as noted in the renderings and painted white. Seconded by Ms. French, and the application was unanimously approved (5-0).

#### **APPLICATION 05-26**

MIKE & ANN ZIEBARTH ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO PAINT THE SHINGLES AND TRIM ON THE HOUSE AND THE GARAGE. THE PROPERTY IS LOCATED AT 534 WEST FRONT STREET.

Mr. Easterling reviewed Application 05-26. Mike & Ann Ziebarth were present on behalf of the application and noted that their home was built in 1917. They said that they are proposing to paint the house and the attached garage, while the brick will remain unpainted. Mr. Ziebarth said that they would like to change the shingle siding color from the current white to a natural cream (light tan). He confirmed that the white trim will remain, as they would like to show off the architectural features of the home.

Ms. French motioned to approve Application 05-26 as submitted. Seconded by Ms. Materni, and the application was unanimously approved (5-0).

#### **APPLICATION 06-26**

BRIAN NEWTON IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO PAINT THE SIDING AND TRIM ON THE HOME. THE APPLICANT WOULD ALSO LIKE TO REPLACE THE COLUMNS, STAIRS, AND RAILINGS ON THE FRONT PORCH. THE PROPERTY IS LOCATED AT 215 EAST SECOND STREET.

Mr. Easterling reviewed Application 06-26. Brian Newton was present on behalf of the application and said that they are proposing to replace the columns, stairs, and railings of the front porch with "in-kind" materials. He stated that they would also like to paint the exterior wood of the home with the following details: Wainscott Green for the siding, Jewett White for the trim, and Tricorn Black for the shutters. Mr. Newton noted that the shutters need attention and that they are trying to save the materials. Ms. Materni added that the colors highlight the architectural features.

Ms. Materni motioned to approve Application 06-26 as submitted. Seconded by Mr. Marchman, and the application was unanimously approved (5-0).

## **OTHER BUSINESS**

### **APPLICATION 02-26 (TABLED)**

MARLA ODEN IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REPLACE/INSTALL A SIGN. THE PROPERTY IS LOCATED AT 119 WEST SECOND STREET.

Mr. Easterling reviewed Application 02-26 (Tabled). Ms. French motioned to untable Application 02-26. Seconded by Mr. Meier, and the application was unanimously untabled (5-0). Marla Oden was present on behalf of the application and said that this location will be a carryout/pickup kitchen. She added that the aluminum sign will be attached to the building's facade.

Mr. Marchman motioned to approve Application 02-26 as submitted. Seconded by Ms. French, and the application was unanimously approved (5-0)

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Heather Alfaro  
Recording Secretary

The next meeting is scheduled for April 13, 2026, at 7:00 PM in the Municipal Building at 201 W. Indiana Avenue.