

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held May 26, 2026

CALL TO ORDER - 4:00 PM

The meeting was called to order by pro tem Chair Erin O'Rear at 4:05 p.m.

ROLL CALL

Committee members present were Cory Kuhlman, Erin O'Rear. Tim McCarthy arrived at 4:07pm. 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 MARCH 24, 2026 MEETING MINUTES

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

ASSIGNMENT OF PERMANENT ZONING AT 25851 FORT MEIGS ROAD

Mr. Walters spoke about assignment of zoning at 25851 Fort Meigs Road, which was annexed into the City from Perrysburg Township. He said that the recommendation from the Planning and Zoning office as well as the owners of the property is to assign permanent zoning of the parcel to I1 (Light Industrial). Mr. Walters said that this is in line with what is happening in this area along the west side of Fort Meigs Road. The Committee agreed 3-0 to recommend approval of I1 (Light Industrial) zoning for the Krise Property Group, LLC Annexation.

ANNEXATION FOR PERRYSBURG LINCOLN PROPERTIES LLC

P60-400-180302021000 (12510 Lincoln Boulevard)

P60-400-180302022000 (12510 Lincoln Boulevard)

P60-400-180302023000 (0 Lincoln Boulevard)

Mr. Easterling spoke about an annexation request for parcels at and around Perrysburg Heights Lots 695, 696, and 697, along Lincoln Boulevard and State Route 25. Mr. McCarthy asked where this was located, Mr. Easterling said it was at the previous site of Social Restaurant. There being no objections, the Committee agreed to recommend 3-0 to move forward to City Council.

MARIJUANA DISCUSSION

Mr. Effler spoke about the next steps for Adult Use Cannabis and Medical Marijuana dispensaries in the City. The City could prohibit a dispensary due to its proximity to a school, church, library, etc. Also there could be special approval/ conditional use reviews for signage, lighting and security features. Mr. Effler spoke about hours of

operation as well. He said that the state code allows 7:00am to 9:00pm, but the City is permitted to be more restrictive than these hours.

Mr. Effler said that legislation will be prepared for the next Planning and Zoning meeting. If approved, it would go to Council on July 7, for its first reading, and then September 1 would be the 3rd reading and vote. He asked if the Committee had a comment on hours of operation or buffer zones to be included in the legislation.

Mr. Kuhlman said that he would like to get a proposal from the Mayor as to what the administration supports. Mr. Kuhlman stated he would be in favor of very subtle signage, where only people who wish to seek out a dispensary would know where it is.

Greg Bade, 26579 Cedarwood Ln., expressed concerns as to the signage restrictions, as he believes that a business owner would not be willing to open a business with minimal signage as it may affect business. He said that he is for any restrictions when it comes to dispensaries. He said as a business owner he doesn't feel as though the signage should be this restrictive.

Richard Leggett, 1039 Maple St., said that he wrote to the Council members about the vote that took place. He said that when he was growing up in Perrysburg this type of thing would never have happened. He said that bringing in a dispensary would be harmful to the children and would affect their decisions when it comes to using drugs.

OTHER BUSINESS

The committee members thanked Mr. Walters for his service to the City and wished him luck.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:37pm.

Respectfully submitted,



Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting is scheduled for **Tuesday, June 23, 2026 at 4:00pm.**