

## **Minutes of Perrysburg Architectural Review Committee**

**Meeting Held December 18, 2024**

### **CALL TO ORDER - 11:00 A.M.**

The Harbor Town ARC meeting was called to order at 11:00 a.m. by Deputy Planning & Zoning Administrator Mark Easterling.

### **ROLL CALL**

Committee members present were Mark Easterling, Brian Gruber, Brian McCarthy, and David Munger (4).

### **APPROVAL OF JULY 2, 2024 MEETING MINUTES**

The Harbor Town ARC agreed 4-0 to approve the July 2, 2024 meeting minutes as written.

### **NEW BUSINESS**

#### **FINAL SITE PLAN (SHED)**

Felicia Martinez (of Pivotal Housing Partners) was present on behalf of the Final Site Plan (shed) for Harbor Town Senior Residence at 7120 Lighthouse Way. Mr. Easterling noted that, in general, a full site plan review would include landscaping, but this site is substantially compliant. There was further discussion about the proposed placement of the shed on the southeast location of the property, and Ms. Martinez added that Waste Management currently goes to the right when they pick up the trash. The ARC suggested relocating the shed next to the dumpster enclosure, and Mr. Easterling advised Ms. Martinez to speak with Stormwater about the transition from grass to an impervious surface, as drainage calculations may be required. Mr. Munger said he likes the idea of moving the shed to accommodate future screening, and Mr. Easterling agreed. Mr. Gruber requested that the siding of the shed match the main structure with like materials and color, with a twelve (12) inch overhang.

The Harbor Town ARC agreed 4-0 to grant conditional approval of the Final Site Plan (shed) for Harbor Town Senior Residence at 7120 Lighthouse Way, with the following conditions:

1. Include a twelve (12) inch overhang to the roof.
2. Shed sided and painted to match the main structure (Hardie Board or similar).
3. Roof materials match the main structure.
4. The shed location moved to the west side of the property next to the dumpster enclosure.
5. Provide stormwater calculations for the transition from grass to an impervious surface.

### **OTHER BUSINESS**

None.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 11:11 a.m.

Respectfully submitted,

Heather Alfaro  
Recording Secretary

The Harbor Town ARC meets on an as-needed basis.