

PLANNING COMMISSION MEETING

May 28, 2026

Rob Vela called the meeting to order at 6:31 p.m. Commission members present were Greg Bade, Mathew Beredo, Stephen Dane, Lindsey Tackett, Rob Vela, and Mayor Weber (6). Chris Kaspar was absent (1). Mark Easterling, Interim Planning & Zoning Administrator, was also present.

APPROVAL OF MINUTES

Mr. Vela moved to approve the March 26, 2026, meeting minutes as written. Seconded by Mayor Weber, and the minutes were unanimously approved (6-0).

ADMINISTRATOR'S REPORT

No report.

Final Site Plan Amendment Pivotal Development/Perrysburg Senior Lofts Parcel Q61-000-902305013000 (o W. Sixth Street)

Preliminary and Final Site Plan Checklist

Project Name: Pivotal Development – Perrysburg Senior Lofts

Location: o W. Sixth Street

Zoning: RM – Multi-Family

Applicant(s): Pete Schwiegeraht

Land Use: Multi-Family Residential

Parcels: Q61-000-902305013000

Request: Final Site Plan Approval

Parking		Compliant	Non-Compliant	Not Applicable
1250.05(c)	Wheel Stops			x
1250.06(a)(5)	Parking Lot Screening (near residential)	x		
Landscape		Compliant	Non-Compliant	Not Applicable
1250.11	Planting Plan	X		
1250.11(a)(1)	Landscape Architect (stamp/sign)	X		
1250.11(a)(3)	Planting Schedule	X		
1250.13(g)	Tree size (8' height, 2 ½" caliper min)	X		
1230	Minimum Landscape Percentage of parcel	X		
1250.18(a)	Min. Landscape Percentage of Parking Lot (6%)	X		
1250.17(b)	Parking Lot landscape primarily shade trees	X		
1250.19(c)	1 tree for each 8 parking spaces	X		
1250.19(d)	Shade trees located in islands	X		
1250.20(d)	Hedge within 10' landscape (min 1.5' height)	X		

1250.27	Berms/Earth Mounds (if required)			X
1250.42	Fence/Screen Requirement (height & location)			X
1250.43	Lighting (height & direction)	X		
Building Design		Compliant	Non-Compliant	Not Applicable
1250.44	Screening of Rooftop Mechanicals			X
1250.48	Building Material (allowable percentages)	X		
1250.481(a)	Customer entrance facing each street frontage	X		
1250.481(b)	Recesses/projections if > 100' in length	X		
1250.481(d)	Façade to have color/texture/material change	X		
1250.481(e)	Rooflines to change at least every 100'	X		
1250.481(f)	Façade colors – low reflectance and neutral	X		
1250.481(g)	Building trim to be non-illuminated	X		
Drives & Access		Compliant	Non-Compliant	Not Applicable
1250.51(a)(3)	Driveway grade less than 10%	X		
1250.53	Deceleration Lanes if use > 1,000 trips per day			X
Dumpster		Compliant	Non-Compliant	Not Applicable
1250.57	Waste Receptacle – design/materials	X		
Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(d)	Acc. Building – Height (20' or main structure)	X		
Traffic Study		Compliant	Non-Compliant	Not Applicable
1255.04	Traffic Study – if more than 100 trips/peak Hr.			X
1255.04	Traffic Study – if more than 750 trips per day			X
Miscellaneous		Compliant	Non-Compliant	Not Applicable
1260.15(a)(2)	Existing landscape preserved (as possible)			X
1250.26	Wall Location (if required)			X

NOTES:

1. The site plan shows 5 Japanese Zelkovas planted in the right-of-way. The City Street Tree Commission will review the area and approve or make modifications to the species indicated. The developer will be responsible for paying for these trees, but the city will select and plant the trees. The developer should not plan to plant these trees.
2. This site plan amendment features three changes from the previously approved plan dated February 2026. Those changes include:
 - a. Drive aisles along the building have been widened from 20' to 26' to satisfy comments from the Perrysburg Fire Department.
 - b. Parking spaces around the large parking lot island have been adjusted slightly.
 - c. Pavement was added near the north side of the building, and the nearby parking spaces were reconfigured as a result. This change was also necessary to satisfy the requirements of the fire code.

RECOMMENDATION

The Deputy Planning and Zoning Administrator recommends approval of the Final Site Plan Amendment as submitted for Perrysburg Senior Lofts (Pivotal Development) along W. Sixth Street (Parcel Q61-000-902305013000).

Mr. Easterling reviewed the above Staff Report regarding the Final Site Plan Amendment for Perrysburg Senior Lofts (Pivotal Development) along W. Sixth Street (Parcel Q61-000-902305013000). Dane Truscott (of Pivotal Housing Partners) was present on behalf of the application. Mr. Easterling confirmed that neighboring comments had not been received and that there is no loss of parking spots.

Mr. Bade recommended approval of the Final Site Plan Amendment for Perrysburg Senior Lofts (Pivotal Development) along W. Sixth Street (Parcel Q61-000-902305013000). Seconded by Ms. Tackett. Ayes: (6). Nays: (0).

***Special Approval Use (Transportation & Trucking)
SpeedX
26974 Eckel Road***

APPLICANT/OWNER/DEVELOPER

Richard Moore
Regional Director, SpeedX
28825 Goddard Rd., STE 114-117
Romulus, MI 48174

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards
Chapter 1235.04(ww) – Transportation & Trucking

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the east side of Eckel Road, directly south of the CSX railroad tracks and north of the Lakeside Interiors Property. The applicant currently occupies the secondary structure in the rear of the property.

Property Size: approximately 5.98 acres

Parcel(s): Q61-400-070301004000 and Q61-400-070301005000

Zoning: I-2 – General Industrial

BACKGROUND

The applicant would like to open a parcel service that operates as a last-mile courier service, receiving inbound freight by tractor-trailer each morning and coordinating same-day package distribution to customers throughout Perrysburg and surrounding areas. Operations are limited to early morning hours, with the facility closing mid-morning daily. Deliveries are executed by a network of subcontracted providers operating under a single contracted dispatch entity. Operations are solely held in the back building highlighted in the attached exhibit.

ANALYSIS

This Special Approval Use provides “specific conditions” for this type of use, in addition to the “general requirements”. They are as follows:

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

1. The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
2. The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.
3. The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Specific Requirements

Ch.1235.04(ww)

1. Facilities shall be located so as not to create access problems for abutting uses and shall be located on an arterial street.
2. Outdoor lighting shall be shielded from abutting properties and public streets. Lighting fixtures shall not exceed a height of thirty (30) feet.

3. Repair facilities, if provided, shall only be conducted inside a building, and all dismantled parts shall be stored inside a building or within an enclosed fence not less than eight (8) feet high on all sides of such storage area. Ingress and egress will not conflict with adjacent business uses.
4. A required front yard shall not be utilized for parking of transportation vehicles.

RECOMMENDATION

The Administrator of Planning and Zoning has reviewed the Special Approval Use (Transportation & Trucking) application submitted by SpeedX at 26974 Eckel Road, and it has been found that the applicant has met the requirements to be granted a Special Approval Use for transportation and trucking at this location.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use (Transportation & Trucking) for SpeedX at 26974 Eckel Road. Richard Moore (of SpeedX) was present virtually via Teams and added that the previous Director had been let go from the company after it was learned that permits had not been appropriately filed. Mr. Easterling confirmed that the facility is currently in use, as disgruntled employees notified the Police and Planning & Zoning Divisions. Mr. Moore noted that different subcontractors have since been hired for this location and that a tractor-trailer unloads packages in the morning for the subcontractors. There was a brief discussion about hours of operation and the shared driveway with Johnstone Supply. Mr. Easterling added that Johnstone Supply took no issue with the use of the building for SpeedX and confirmed that deviating from the confines of the SAU could result in the revocation of SpeedX's use in the future.

Mr. Dane motioned to approve the Special Approval Use (Transportation & Trucking) for SpeedX at 26974 Eckel Road as submitted. Seconded by Ms. Tackett. Ayes: (6). Nays: (0).

Special Approval Use (Gyms/Fitness Facilities) Stretch Zone 4155 Chappel Drive

APPLICANT/OWNER/DEVELOPER

Aaron Nowakowski
12329 Waterstone Landing
Perrysburg, OH 43551

BNR Group
24615 Fairmont Dr.
Dearborn, MI 48124

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards
Chapter 1235.04(r.1) – Gyms/Fitness Facilities (>10,000 SF)

PROPERTY LOCATION & DESCRIPTION

Location: The subject business is located in a multi-tenant commercial space within Levis Commons Planned Business Park, on the west side of Chappel Drive, between Preston Parkway and Bostwick Road. The tenant space is located in the former Mindful Table location between Perrysburg Mattress and LaSalle Cleaners.

Property Size: approximately 3.77 acres

Parcel(s): Q61-400-180007013000

Zoning: PBP – Planned Business Park

BACKGROUND

The applicant would like to open a practitioner-assisted stretching facility, designed to increase active range of motion, improve mobility, and enhance muscle function. There will be a team of certified trainers, similar to personal trainers, assisting the clientele with stretching needs.

ANALYSIS

This Special Approval Use provides “specific conditions” for this type of use, in addition to the “general requirements. They are as follows:

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

1. The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
2. The special approval use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.

3. The establishment of the special approval use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special approval use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Specific Requirements

Ch.1235.04(r.1)

1. Hours of Operation may not exceed 5:00 a.m. to 10:00 p.m. (only applies to property zoned Office and Service (“OS”))

RECOMMENDATION

The Deputy Administrator of Planning and Zoning has reviewed the Special Approval Use (Gyms/Fitness Facilities) application submitted by Stretch Zone at 4155 Chappel Drive, and it has been found that the applicant has met the requirements to be granted a Special Approval Use for a gym and fitness facility at this location.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use (Gyms/Fitness Facilities) for Stretch Zone at 4155 Chappel Drive. Aaron Nowkowski (of Stretch Zone) was present and stated that the company has nationally accredited employees and that appointments are booked either online or by phone. He confirmed that the unit space is 1,200 SF and utilizes a shared parking agreement within Levis Commons. Ms. Tackett asked what qualifies this location as a gym, and Mr. Easterling noted that it’s within the physical therapy realm and specifically related to stretching and yoga.

Mr. Bade motioned to approve the Special Approval Use (Gyms/Fitness Facilities) for Stretch Zone at 4155 Chappel Drive as submitted. Seconded by Ms. Tackett. Ayes: (6). Nays: (0).

***Assignment of Permanent Zoning
Perrysburg Lincoln Properties LLC
P60-400-180302021000 (12510 Lincoln Boulevard)
P60-400-180302022000 (12510 Lincoln Boulevard)
P60-400-180302023000 (0 Lincoln Boulevard)***

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

Steve Best
Perrysburg Lincoln Properties
25564 Normandy Rd. W
Perrysburg, OH 43551

REQUEST

Chapter 1285 – Changes and Amendments
Chapter 1285.11 – Zoning of Newly Annexed Areas

PROPERTY LOCATION & DESCRIPTION

The subject parcels are located on the north side of Lincoln Boulevard, approximately 250' east of SR25. The parcels are intended to join the collection of parcels that make up for the former location of the Social Gastropub. The applicant has conditional approval to construct a retail plaza at this location, subject to annexation of these three parcels, construction plan approval and the assignment of permanent zoning. At the time of this report the properties are undergoing the annexation process. The current township zoning is R-4A: Suburban Residential District (High Density). These parcels collectively contain approximately 7,725 SF of land.

BACKGROUND

The applicant has acquired this land in a private sale to provide additional land for the development of a retail center at this location. The goal of this particular assignment of permanent zoning is to reduce, if not eliminate, the lag time between annexation and effective city zoning. However, City Council cannot approve the assignment of permanent zoning prior to the effective date of the annexation.

ANALYSIS

The city's Land Use Plan has placed these properties on the border of the "Village Mixed Use" and the "Legacy Neighborhood" districts. The surrounding land, in the city, is all zoned C4 – Highway Commercial.

RECOMMENDATION

The Deputy Planning & Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the Assignment of Permanent Zoning of C4 (Highway Commercial) for the parcels identified in this report.

Further, it is recommended that a Public Hearing be set before City Council for July 7, 2026 at 6:20 p.m.

Mr. Easterling reviewed the above Staff Report regarding the Assignment of Permanent Zoning for Perrysburg Lincoln Properties at 12510 Lincoln Boulevard (includes the following three parcels: P60-400-180302021000, P60-400-180302022000, and P60-400-180302023000). Steve Best (of Perrysburg Lincoln Properties LLC) was present on behalf of the application. Mr. Beredo asked about the status of the annexation process for these three parcels, and Mr. Best said that Wood County and Planning & Zoning Committee have both approved the annexation. He added that the final approval will be considered by City Council on June 2, 2026.

Ms. Tacket made a motion to recommend approval of the Assignment of Permanent Zoning of C4 (Highway Commercial) for Perrysburg Lincoln Properties at 12510 Lincoln Boulevard (including the following three parcels: P60-400-180302021000, P60-400-180302022000, and P60-400-180302023000), and that a Public Hearing be scheduled for July 7, 2026 at 6:20 p.m. Seconded by Mr. Vela. Ayes: (6). Nays: (0).

***PBP (Planned Business Park) to INS (Institutional)
Parcel Q61-400-180000034005 (o Roachton Road)
Parcel Q61-400-180000035002 (o Roachton Road)***

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Ave.
Perrysburg, OH 43551

REQUEST

Chapter 1285 - Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject properties are located along the east and north side of the Department of Public Service Facility located at 11980 Roachton Road. Together these parcels equal 5.5 acres and were acquired by the city in 2011. The parcel included in this request are: Q61-400-180000034005 (4.18 acres) and Q61-400-180000035002 (1.32 acres). Both properties are currently zoned Planned Business Park (PBP) and are incorporated into the Crossroads Business Park, and subject to the adopted development standards.

Adjacent zoning:

1. North: PBP – Planned Business Park
2. East: R4 – Single Family Residential
3. South: Vacant Perrysburg Township
4. West: INS - Institutional

BACKGROUND

These two properties were acquired by the city of Perrysburg, from the owner of the land to the north (Todd Friesner) in 2011, to allow for the expansion of the public service facility.

ANALYSIS

The Land Use Plan identifies the land in this area as it currently exists, with an indistinct line between Institutional and Conservation Suburban uses. The plan does state in the footnote of page 45, that *“The Future Land Use Map is intended to be used as a blueprint for future growth and development. While prescriptive, it is also flexible in nature. General Land Use areas should be maintained but exact boundaries may shift depending on future growth and development considerations.”*

Conservation Suburban, is categorized by a clustering of single-family homes with slightly less quantity of conservation/open space areas. Development Character should be single-family residential and community facilities that consume smaller percentages of the total site, with the remaining land being communal and left undisturbed. Development Intensity in this area should be two dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not exceed four units per acre, unless density bonuses allow.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **R4**.

Chicken Keeping
One Family Dwelling
Bed & Breakfast **(SAU)**
Rooming House **(SAU)**
Accessory Use
Child Day Care Centers **(SAU)**
Essential Services
Non-Commercial Recreation Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **INS**.

Plant Cultivation
Assisted Living Units (SAU)
Entertainment and Spectator Sport Facilities (SAU)
Medical Offices (SAU)
Medical Urgent Care Facilities (SAU)
Accessory
Cemetery (SAU)
Child Day Care Centers (SAU)
Club, Lodges, Fraternal and Civic Assembly (SAU)
College and Universities (SAU)
Convalescent and Nursing Homes (SAU)
Essential Services
Hospital (SAU)
Institutional Use (SAU)
Part Time Child Day Care Centers (SAU)
Postal Service (SAU)
Public and Private Schools (SAU)
Public Service Facility (SAU)
Public/Private Utility (SAU)
Wireless Telecommunication Facility (SAU)
Oil & Gas Wells (SAU)
Outside Storage (SAU)

RECOMMENDATION

The Planning and Zoning Deputy Administrator recommends that the Planning Commission recommend approval of the zoning amendment from PBP (Planned Business Park) to INS (Institutional) for the parcels identified in this report.

Further, it is recommended that a Public Hearing be set before the City Council for July 7, 2026 at 6:25 pm.

Mr. Easterling reviewed the above Staff Report regarding the Rezoning Request from PBP (Planned Business Park) to INS (Institutional) for the following two parcels along Roachton Road: Parcel Q61-400-180000034005 and Parcel Q61-400-180000035002. He noted that the city is the applicant for this application. Mr. Bade asked if this is a formality for congruency, and Mr. Easterling confirmed that as the case as the property is currently being used for plantings. Mr. Beredo noted that in 2011, this property was purchased for a specific purpose with regard to drainage on-site and the nearby development. Mr. Easterling clarified that the city is required to follow EPA guidelines and that if development is brought forth, those will be followed; he expressed concern

with the nearby properties utilizing city property for drainage. Ms. Tackett added that the skinny parcel that abuts the neighborhood to the east looks to be a drainage easement. Ms. Alfaro confirmed that multiple neighbors called to understand the scope of this request.

Mr. Bade made a motion to recommend approval of the Rezoning Request from PBP (Planned Business Park) to INS (Institutional) for the following two parcels along Roachton Road: Parcel Q61-400-180000034005 and Parcel Q61-400-180000035002, and that a Public Hearing be scheduled for July 7, 2026 at 6:25 p.m. Seconded by Mr. Dane. Ayes: (6). Nays: (0).

OTHER BUSINESS

There being no further business, the meeting adjourned at 7:33 pm.

Respectfully submitted,

Heather Alfaro
Recording Secretary