

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held June 23, 2026

CALL TO ORDER - 4:00 PM

The meeting was called to order by Chairman Tim McCarthy at 4:02 p.m.

ROLL CALL

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

CITIZEN'S CONCERNS

None.

APPROVAL OF MAY 26, 2026 MEETING MINUTES

There being no objections, the minutes of the May 26, 2026 meeting were approved 3-0.

FEE SCHEDULE REVIEW

Mr. Easterling spoke about the fee schedule for the Planning and Zoning office. He said that the proposed fee schedule is very comparable to nearby cities and is a way to keep up with inflation.

Mr. McCarthy asked if the fee increased according to the parcel sizes. Mr. Easterling said no because every site plan review roughly takes the same amount of time regardless of the size of the property.

The Committee members stated that they agreed with the fee increase and felt as though it's a reasonable increase. Mr. Easterling said that we will have a formal ordinance with the fee changes prepared before the next City Council meeting. The Committee agreed 3-0 to recommend approval of the proposed Fee Schedule Changes.

MARIJUANA LEGISLATION

Mr. Effler spoke about the next steps for Adult Use Cannabis and Medical Marijuana dispensaries in the City. He reviewed the administration's recommendations for regulations regarding a dispensary, which include 1,000 feet away from a school, church, child care facility, public library, public playground, or a public park, and limiting it to one dispensary in the City. He said that the administration proposed 9am to 5pm Monday-Saturday and closed on Sundays as the hours of operation. In addition increased security and lighting would be required, and signage would be a Special Approval Use (SAU) in order to review what is depicted on the signs. He said that the sign cannot depict images that are considered false, misleading, targeting minors,

attractive to minors, promoting excessive use, promoting illegal activity, are obscene or indecent, containing depictions of marijuana use, promoting marijuana as an intoxicant, or asserting or suggesting that adult-use marijuana has any health or therapeutic benefits.

Mr. Kuhlman said that the proposed hours would be very limiting to people working during the day and suggested the hours be extended to 7:00pm or 8:00pm. Ms. O'Rear stated that in order for the dispensary to be more in line with alcohol regulations, Sunday sales should be permitted. Mr. Kuhlman agreed that Sunday sales shouldn't be prohibited as you can purchase alcohol in the City on Sundays. Mr. McCarthy expressed that he would be okay with prohibiting Sunday sales, but thinks that the proposed hours of operation are too tight and would be open to extending it to 7:00pm.

The committee agreed to change the hours of operation to 9:00am-7:00pm and to allow Sunday sales. Mr. Kuhlman suggested that the administration look into the peak hours of other dispensaries to ensure we allow open hours during this time. The Committee agreed 3-0 to recommend approval of the legislation with the changes made to City Council on July 7th for a first reading.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:21pm

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy C. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairperson
Planning and Zoning Committee

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