

Minutes of Perrysburg Architectural Review Committee

Meeting Held July 15, 2026

CALL TO ORDER - 10:00 AM

The Levis Commons ARC meeting was called to order at 10:03 a.m. by Interim Planning & Zoning Administrator, Mark Easterling.

ROLL CALL

Committee members present were Mark Easterling, Holly Kerns, Rita Nelson, and Craig Pickerel (4).

NEW BUSINESS

SITE PLAN AMENDMENT (LEVEL 3 EV CHARGING STATIONS) - TOWNEPLACE SUITES

Joel Mazur, on behalf of Schon Mobility, was present to discuss the Site Plan Amendment (Level 3 EV Charging Stations) at TownePlace Suites (5501 S. Wilkinson Way). Mr. Mazur said they would like to install two new pedestals next to the Level 2 banks on site. Mr. Easterling asked about the existing trees around this site, and Mr. Mazur said the chargers can fit without removing the trees and added that the trees will be replaced if needed. Mr. Easterling noted that tree spacing may require them to be moved due to the roots, and he added that a landscape plan needs to be submitted for this portion of the site. There was further discussion about the height of the charging stations and the screening planned along Douglas Guest Drive. Mr. Mazur confirmed that Toledo Edison will install the transformers needed for the proposed chargers and noted that the existing slow chargers don't draw as much power; therefore, a transformer is not needed. Mr. Pickerel added that the above-ground utility box isn't aesthetically pleasing and referenced the Levis Commons design standards, noting more intentionality with the design. He noted that the trees and landscaping will be disrupted due to this proposed installation. Mr. Easterling added that advertising is not allowed on the chargers within Levis Commons. Mr. Mazur noted that Wood County and First Energy are waiting for approval from the ARC before they will approve the plans on their end. Mr. Easterling added that the owners of the property should be able to provide Mr. Mazur with the existing landscape plan, and there was further discussion about acceptable landscaping. Mr. Easterling reiterated that the ARC needs to see what the landscape screening will look like onsite, and Mr. Mazur added that everything will remain the same. Mr. Mazur noted that there was a miscommunication with their installation team, and that work had begun at Levis, but was intended for Bowling Green; he confirmed that work at Levis has since halted until approved by the ARC. There was further discussion about bringing all of the cabinets and the transformer together onsite and installing screening around for a more pleasing aesthetic.

The Levis Commons ARC agreed 4-0 to grant conditional approval of the Site Plan Amendment (Level 3 EV Charging Stations) for TownePlace Suites at 5501 S.

Wilkinson Way, with the following condition:

1. A landscape plan must be submitted and approved by the ARC before the charging stations are available for public use.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:56 a.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for August 18, 2026 at 10:00 a.m.