

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held September 7, 2022

The meeting was called to order at 5:31 p.m. by Chairperson Tim McCarthy. Committee members present were Tim McCarthy, Cory Kuhlman, and Barry VanHoozen. Also present were Brody Walters, Planning & Zoning Administrator, and Mark Easterling, Deputy Planning & Zoning Administrator.

CITIZEN'S CONCERNS

Leah Ponce Delao, 25614 Broad Street, wanted to be sure that the annexation of the one property from City Council the night before is the only parcel and it is nothing past that. The Committee members confirmed that is true.

APPROVAL OF JULY 6, 2022 MEETING MINUTES

There being no objections, the minutes of the July 6, 2022 meeting were approved 3-0.

APPOINTMENT OF DREW GRIFFITH TO HISTORIC LANDMARKS COMMISSION

Mr. McCarthy moved that the Committee enter Executive Session to discuss the appointment of public officials. Seconded by Mr. Kuhlman. The Committee entered into Executive Session at 5:32 p.m.

The Committee returned from Executive Session at 5:59 p.m.

Mr. McCarthy moved that the Committee formally recommend to Council that Drew Griffith be appointed to Historic Landmarks Commission. Seconded by Mr. VanHoozen. There being no objections, the Committee agreed 3-0 to recommend Drew Griffith to Historic Landmarks Commission.

APPOINTMENT OF MICHAEL MCINTYRE TO BOARD OF ZONING APPEALS

Mr. McCarthy moved that the Committee enter Executive Session to discuss the appointment of public officials. Seconded by Mr. Kuhlman. The Committee entered into Executive Session at 5:32 p.m.

The Committee returned from Executive Session at 5:59 p.m.

Mr. McCarthy moved that the Committee formally recommend to Council that Michael McIntyre be appointed to Board of Zoning Appeals. Seconded by Mr. VanHoozen. There being no objections, the Committee agreed 3-0 to recommend Michael McIntyre to Board of Zoning Appeals.

ASSIGNMENT OF PERMANENT ZONING FOR 24602 FORT MEIGS ROAD

R-1 (Single Family Residential)

The assignment of zoning request pertains to a parcel that was recently annexed to the City of Perrysburg from Middleton Township. The parcel contains a single-family residence and includes approximately 1.37 acres of land. There being no objections, this is being recommended 3-0 to City Council.

ASSIGNMENT OF PERMANENT ZONING FOR 13427 FIVE POINT ROAD R-1 (Single Family Residential)

The assignment of zoning request pertains to a parcel that was recently annexed to the City of Perrysburg from Middleton Township and includes approximately 1.00 acre of land. There being no objections, this is being recommended 3-0 to City Council.

ASSIGNMENT OF PERMANENT ZONING FOR PARCEL J37-100-240000064000

R-4 (Single Family Residential) for 16.559 acres **S-1 (Scenic and Open Space) for 4 acres**

Mr. Walters explained that this is a joint application between the Toledo Catholic Diocese and Steve Mitchell. Due to the presence of a former Catholic cemetery, the applicant is requesting split-zoning for the parcel. The S-1 (Scenic and Open Space) zoning would be very restrictive and generally prohibits a zoning permit from being issued on the property. The R-4 (Single Family Residential) zoning would be used to create an extension of the Coventry Pointe subdivision.

Mr. Kuhlman asked if the S-1 dedication will fulfill the green space requirement. Mr. Walters stated that since the developer cannot use the property for construction purposes would like to have it zoned S-1 to protect it and secondarily he would like it to be considered as part of his open space. Mr. Walters added that whether that is appropriate or not will be handled later by the Planning Commission. There being no objections, this is being recommended 3-0 to City Council.

STREET NAME CHANGE

Mr. Walters stated that this is in regards to a street name change. The street in Sanctuary in the Woods was going to be called Stone Creek Way and the Planning and Zoning department has found that to be very similar to an existing street name. Mr. Walters has requested that the developer propose a new street name, so it is less confusing. The developer has proposed North Woods Road and they have found that to be acceptable. Mr. Walters stated that no existing residences will be impacted by this. There being no objections, the Committee is recommending 3-0 to Council that the change in the name of the streets be adopted.

MULTI-FAMILY ZONING DISCUSSION

Mr. Walters stated that there has been a steady increase in phone calls about prospective developments by out of town investors looking for places in the City that

would permit multi-family zoning. Mr. Walters stated that prior to the Land Use Plan, City Council was not interested in rezoning additional property for multi-family until the existing zoned properties are planned and built out. He further explained that the Land Use Plan was trying to introduce more affordable housing and that is not the product that any of these developers are proposing.

Chris Finkbeiner, 26514 West River Road, is a partner in the Sanctuary development. He is concerned for the future development of Perrysburg because it is a desirable area. Mr. Finkbeiner added that multi-family development has a significant impact on the school system and that the key is to have local people developing the City.

Mr. McCarthy stated that multi-family is not viewed by schools as taboo. Mr. VanHoozen stated that the number of children per household or apartment is decreasing. Mr. VanHoozen added that we need to have planned growth and we need to understand what growth will mean to the schools and to traffic congestion.

Mr. Finkbeiner stated that he would like to be able to avoid having two high schools, so the City can have huge support for one school, like at the football games. Mr. Easterling noted that in the Steering Committee meeting, it was mentioned that the lower intensity multi-family housing would attract younger couples who would then transition into single family homes, rather than large scale apartment complexes.

Mr. VanHoozen is interested in connecting with someone at the Schools to obtain the information they have regarding the impact of multi-family development. Mr. Kuhlman noted that it would be nice to have a liaison at the Schools to get this sort of information. The Planning & Zoning Department will contact the School District.

There being no further business, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Tim McCarthy, Chairperson
Planning & Zoning Committee

Next meeting: Wednesday, October 5, 2022 at 5:30 p.m.