

MINUTES OF PUBLIC HEARING

PERRYSBURG CITY COUNCIL

SEPTEMBER 6, 2022

Council President Jonathan Smith called the public hearing to order at 5:31 p.m. Present were Council Members Kevin Fuller, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, Cory Kuhlman, and Mark Weber (7). Also present were Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

Mr. McCarthy, Chairperson of Planning and Zoning Committee, stated that they are here today regarding a decision made by Historic Landmarks Commission on June 13, 2022 in regards to Husky Ventures LLC. Their application for certificate to install vinyl replacement windows was denied.

Laurie Huskisson, appellant, stated that they were before HLC in June for windows they installed at 237 and 239 West Second Street. She stated that they were not aware that they were in the Historic District. Mr. McCarthy asked approximately how many windows were replaced. Ms. Huskisson stated that six windows were previously vinyl windows and that there are twenty-seven windows altogether. They purchased the home in 2000.

Mr. Fuller asked if the old windows were wood and if they were the original windows. Ms. Huskisson stated that they were wood and if they were not the original ones, they were close.

Mr. Smith stated that the auditor says the property was built in 1900 and wanted to know if historically it was always a duplex or originally single family. Ms. Huskisson is under the impression it was originally a single family home and does not know the history of when it became a duplex.

Mr. VanHoozen stated that this is about upholding HLC's decision or not. Mr. VanHoozen asked Ms. Huskisson if she agrees with their standards and if they are appropriate for uptown Perrysburg. Ms. Huskisson stated that just because something is old, it does not mean it is worthy. Mr. Huskisson added that they are trying to beautify the property within the spirit of historic Perrysburg.

Mr. McCarthy does not understand how they were unaware they were in the Historic District when they have other properties in the district. Ms. Huskisson stated that with the other properties, they were all disclosed they were in the Historic District.

Mr. Walters stated that they have two members of the Historic Landmarks Commission here that would be valuable to hear from. Mr. Walters added that the appeal tonight needs to be based on the facts and procedures that the HLC used to render their decision, not whether we feel the decision was made in good taste or within their preferences.

Mr. Kuhlman asked where the public can find if they are in the Historic District. Mr. Walters stated that the map is available in their office, as well as on the City's website. Mr. Walters added that the Zoning Inspector, on an annual basis, sends out

letters to residents in the Historic District, notifying them of their inclusion in the Historic District.

Mr. Walters stated that each individual structure in the Historic District has different significance and different characteristics that may make one thing appropriate for one house and completely inappropriate for another.

The public hearing temporarily adjourned at 6:46 p.m.

The public hearing resumed at 6:53 p.m.

Susan Rowland Miller, member of Historic Landmarks Commission, noted that the difference in costs was not presented to them. She stated that many things are being presented tonight, that HLC was not presented with. The number one thing they look at is if it can be repaired. Their decision was based on it not being the same material and that those are the guidelines in the code, which City Council has given to HLC.

Patrice Spitzer, member of Historic Landmarks Commission, has lived in the Historic District for 42 years and stated that HLC's job is not to facilitate the destruction of the Historic District. They are there to protect Perrysburg and the Historic District. She used to be a rental property owner in the Historic District and knows that when you make improvements on a rental property, there is a tax advantage for them.

There being no further comments, the public hearing adjourned at 7:46 p.m.

Amber Rathburn, Clerk

Thomas Mackin, Mayor