Minutes of Perrysburg Planning and Zoning Committee

Meeting Held December 7, 2022

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:31 p.m. by Committee Member Barry VanHoozen.

ROLL CALL

Committee Members present were Barry VanHoozen and Cory Kuhlman. Committee Member Tim McCarthy arrived at 5:49 p.m. Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF NOVEMBER 2, 2022 MEETING MINUTES

There being no objections, the minutes of the November 2, 2022 meeting were approved 3-0.

APPOINTMENT OF DANIEL JUDSON TO HISTORIC LANDMARKS COMMISSION

Mr. VanHoozen made a motion to enter into Executive Session to discuss the appointment of Daniel Judson to Historic Landmarks Commission. Seconded by Mr. Kuhlman.

The Committee entered into Executive Session at 5:32 p.m.

Mr. McCarthy arrived at 5:49 p.m.

Mr. Kuhlman made a motion to return from Executive Session. Seconded by Mr. McCarthy.

The Committee returned from Executive Session at 5:50 p.m.

Mr. McCarthy moved that the Committee recommend to City Council that Daniel Judson be appointed to the Historic Landmarks Commission. Seconded by Mr. Kuhlman. There being no objections, Daniel Judson is being recommend to be appointed to the Historic Landmarks Commission 3-0.

CAR WASH MORATORIUM

Mr. Walters explained that what kicked this off recently is that, at the property where Social Restaurant used to be, the City received a site plan from a design firm for a cash war on that property. Mr. Easterling stated that there are seven car washes in the City of Perrysburg and an additional five within a one mile radius of the City. Mr. Easterling added that he fears if there are an abundance of car washes, the City could eventually have an abandoned car wash on a prime piece of property, that cannot be repurposed.

Mr. Kuhlman asked if a moratorium is common for car washes or even gas stations. Mr. Easterling stated that it depends on the City's outlook on it and that it can be. He added that a moratorium is not a permanent ban on them, it just means that the City does not want any more right now, until we see how the market unfolds. Mr. VanHoozen asked if we have a moratorium on anything right now in Perrysburg. Mr. Walters and Mr. Easterling confirmed that we do not have any right now.

Mr. McCarthy is inclined to enact a car wash moratorium. Mr. Kuhlman asked if a moratorium is actually necessary. Mr. Easterling stated that they could do a code amendment and add that it has to be reviewed by City Council. Mr. Easterling added though that Council would have to be okay with saying no. Mr. Walters added that they would have to establish criteria as a basis to say no to, citing a specific reason why it would not qualify. The Committee agreed 3-0 to recommend a car wash moratorium to City Council.

OTHER BUSINESS

Mr. Kuhlman asked if there needs to be action on the HLC appeal that was heard by City Council or how it should be handled. Mr. McCarthy stated that the City would have to notify the Husskinsons if Council intends to take any action. Mr. Kuhlman made a recommendation to specify that Mr. and Mrs. Husskinson either reapply to HLC for approval or comply with HLC's prior decision within the first 90 days of the year. Mr. Walters will notify the Husskinsons. This is being recommend 3-0 to City Council.

Mr. Walters noted that with Ford canceling orders, the City had previously put an order in for three Ford Hybrid Escapes, but Ford canceled those orders and told the City that it needs to reorder these vehicles. He stated that to reorder, the prices have gone up, and are not completely equal cars to what they had ordered. Mr. Walters will have to start the process to get the purchase order revised. Mr. Walters asked for legislation to increase the purchase order. Mr. Kuhlman would not have a problem with changing that before it gets to City Council. Mr. Kuhlman noted that the City should keep track of the difference between the new and old contracts because litigation that is already pending could call for it at some point. Mr. Kuhlman added that the City could shop brands other than Ford as well.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:17 p.m.

Respectfully submitted,

Timothy C. McCarthy, Chairperson
Planning & Zoning Committee

Next meeting: Wednesday, January 4, 2023 at 5:30 p.m.