

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held October 19, 2022

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:33 p.m. by Chairperson Tim McCarthy.

ROLL CALL

Committee Members present were Tim McCarthy, Barry VanHoozen and Cory Kuhlman. Also present were Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF THE SEPTEMBER 7, 2022 MEETING MINUTES

There being no objections, the minutes of the September 7, 2022 meeting were approved 3-0.

REZONING REQUEST FOR 1090 W. SOUTH BOUNDARY STREET

I-1 (Light Industrial) to C-4 (Highway Commercial)

Mr. Walters stated that the property located on W. South Boundary at the northeast portion of the intersection of W. South Boundary and Eckel Road is zoned I1 (Light Industrial), and the applicant is hereby requesting a rezoning to C4 (Highway Commercial). Mr. Walters added that this building was constructed for office uses and suites, so it is unclear how or why this property became zoned industrial. The current zoning would prevent any new office users from occupying the building and would classify those that are currently tenants as "legal non-conforming." Mr. Walters stated that there were no comments from the Public Hearing. Mr. Kuhlman asked if C-3 is a dying breed. Mr. Walters stated that you will not see any new construction being built as C-3. There being no objections, the proposed rezoning is recommended 3-0 for adoption to City Council.

ORLEANS PARK MASTER PLAN

Mr. Kuhlman stated that they all saw the Orleans Park Master Plan presentation and that he is good with recommending it to City Council as is. Mr. Walters stated that they will go over the costing and potential phasing, as it is moving forward on the Administration end of it. Mr. Kuhlman has concerns about doing this at the same time as potentially two new buildings. Mr. Walters stated that we want to have a plan to proceed as money becomes available and appropriately bite off chunks.

Mr. McCarthy questioned the emphasis on storage and rowing facilities. Mr. Walters explained that it is rowing focused, but they could very easily be adapted to public use buildings. Mr. Walters added that they could very easily be community assets, which are actually revenue generating. Mr. VanHoozen asked if the City chose to not do a dog park, what would be the process to do that? Mr. VanHoozen and Mr. McCarthy both would want to take out the dog park in the current plan. Mr. Kuhlman is all for removing the dog park currently and putting that conversation down the road, when they can solely focus on that element.

X-GOLF/COMMERCIAL RECREATION FACILITY

Mr. Walters stated that there are two occupancy land use permit versions on the Mayor's desk currently. One is to allow X-Golf as a retail business and the other is to allow it as a gym or fitness facility larger than 5,000 feet. Mr. McCarthy noted that he will be abstaining from this matter, as a lawyer from his firm is helping Mr. Kienzle. Dave Kienzle, owner of Shoppes at River Place, stated that he had a conversation last night with the Mayor. He added this is a brand new industry and they are still learning about it. He acknowledged that he did not initially appreciate that there would be any Planning & Zoning Code issues, as X-Golf had built these facilities in retail locations like River Place all over the country. Mr. Kienzle stated that the problem with going through the process of correcting the Code is that it will delay their opening until April or May 2023. He is fearful that X-Golf will walk on the lease in this case. Mr. Kienzle suggested they call it fitness for the time being and then housekeeping for the Code can happen.

Mr. Kuhlman stated that City Council made an interpretation of our Code, giving an advisory opinion of what it could fit into within C-3. Mr. Kuhlman added that the Code is outdated and that he hopes the permit gets signed by the Mayor. Mr. Kienzle asked if Mr. Walters has a problem with them categorizing it into fitness. Mr. Walters stated that they have drafted two land use permits, one for retail and one for gyms, either one solves the issue. Mr. Kienzle added that they will be wonderful in terms of payroll for the City, as well as having a good synergy in the shopping center. Mr. Kuhlman appreciates all of the time that Mr. Walters has put into it. Mr. VanHoozen stated that time factor and ability to adjust is problematic for the community.

MULTI-FAMILY ZONING DISCUSSION

Mr. Walters explained the Harbortown Master Plan and what they are planning to do with multi-family units there. This will be going to the Planning Commission next Thursday. Mr. Kuhlman stated that it affects the school and he is concerned with all of the new residential builds and that we do not have commercial development that is occurring to help sustain some of that burden on traffic. Mr. VanHoozen mentioned the Carronade project and how many units it would represent. Mr. Walters stated that they conveyed their intent, but they cannot hold them to that, only the volume of things.

Mr. VanHoozen stated that a significant restaurant has looked at our area, but we do not have enough rooftops. Mr. Walters responded that some people are using outdated information and demographics. Mr. Kuhlman is concerned about real estate development and high interest rates, when these are being built by syndicates.

Mr. VanHoozen noted that he reached out to the schools and shared that the Class of 2023 in Kindergarten were at 305 students and will be graduating with 437 students. Mr. VanHoozen stated that if we want commercial development, we need people here. Mr. Kuhlman noted that part of it is keeping the schools stable.

OTHER BUSINESS

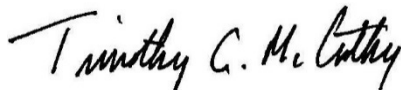
Mr. Kuhlman stated that with the X-Golf situation, it is a reminder that we need to have the Zoning Code looked at by a consultant. He suggested having a tool where City Council can skip over the red tape because it will end up in front of them anyway. Mr. VanHoozen stated that Six Sigma came in to try to improve the zoning review process and that the timing with X-Golf was terrible. Mr. Kuhlman added that he is not looking to circumvent the system and that it may have to be a special meeting even. Mr. Easterling stated that his issue with X-Golf is that Mr. Kienzle has known for a while and is not to any fault of X-Golf. Mr. Easterling would like to retain and attract businesses, and he sees the idea of City Council moving past the publication process to put it right in front of Planning Commission as acceptable.

Jim Hagen, 10741 Avenue Road, asked about the status of the steel plant up for sale and talks of it possibly being City parkland. Mr. McCarthy stated that it has been purchased, not by the City. Mr. Hagen questioned Orleans Park and why we would make improvements when it is in a flood plain. Mr. McCarthy encouraged Mr. Hagen to review the Orleans Park masterplan because it addresses the flood plains. Mr. Hagen added that the City is lacking an enclosed shelter house that can be used year round, and Mr. McCarthy noted that the Orleans Park plan includes one. As a Street Tree Commission member, Mr. Hagen also noted the rampant volcano mulching problem, mostly on commercial properties and their street trees. Mr. Kuhlman noted that last night they passed an Ordinance for hiring the position of an Urban Forrester. Mr. McCarthy stated that they should budget for a zoning code update and get the uses more current to avoid more situations like X-Golf.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:01 p.m.

Respectfully submitted,

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

Timothy C. McCarthy, Chairperson
Planning & Zoning Committee

Next meeting: Wednesday, November 2, 2022 at 5:30 p.m.