

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held February 1, 2023

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:34 p.m. by Chairperson Tim McCarthy.

ROLL CALL

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

CITIZEN'S CONCERNS

None.

APPROVAL OF JANUARY 4, 2023 MEETING MINUTES

There being no objections, the minutes of the January 4, 2023 meeting were approved 3-0.

ASSIGNMENT OF PERMANENT ZONING FOR PARCEL J37-100-240000020000 (0 FORT MEIGS ROAD)

Mr. Walters stated that the subject property is located on the west side of Fort Meigs Road, south of Roachton Road and north of Five Point Road. The Land Use Plan suggests this area be zoned as R-2 (Single Family Residential), but the Planning Commission recommended R-3 (Single Family Residential) for the assignment of permanent zoning for the parcel. Steve Mitchell, Five Point Investments LLC, is in complete agreement with Mr. Walters' assessment. Mr. Mitchell intends to come back to Council with a proposed Planned Unit Development, after this is formally approved. He added that they have engaged the EDGE group to meet the intent of the "Conservation Suburban" zoning. There being no objections, the Committee voted unanimously to recommend R-3 zoning to City Council.

PROPOSED CODE AMENDMENT TO CHAPTER 1225.08 - LAND USE AND BASE ZONING DISTRICT TABLE

Mr. Walters stated that Commercial Recreation Facilities would be a special approval use in C-2 and C-3, and permitted by right in C-4, I-1 and Planned Business Parks. The Planning Commission was in support of this 5-0. Mr. Kuhlman asked if we should look at updating the definition of Commercial Recreation Facility. Mr. Walters responded that they can look at it in the meantime and that this is an improvement from what they have had. There being no objections, the amendment is being recommended 3-0 to City Council.

OTHER BUSINESS

Mr. Walters stated that his office has been in discussion with Mark Kopcienski, Land Acquisition Manager of Pride One Construction LLC, concerning a 24.3 acre parcel located on the southeast corner of N Dixie Highway and Five Point Road, next door to

and north of the St. John XXIII Church. It is currently zoned A-1 Agricultural and they are considering whether six of the acres could be rezoned C-4 Highway Commercial and the remaining 18.3 acres rezoned RM Multiple Family Residential. Their intent is to construct primarily attached two bedroom ranch rental homes, targeted towards seniors looking to downsize, with the average age of the tenants being above 60.

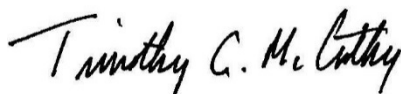
Mr. Kopcienski stated that the 24.3 acre parcel and adjacent land (St Clare Commons and Saint John XXIII) was annexed into the City of Perrysburg in 2009. He stated that they are looking for feedback from the Planning Commission and Planning and Zoning Committee, as to what they see this property being in the future. Mr. Walters stated that this property is boxed in and is not large enough to be significant in the sense of Economic Development inventory for the City. Mr. Kopcienski added that two bedroom, two bathroom ranches will not put a lot of children in the schools.

Mr. McCarthy has hesitations because this area of State Route 25 was supposed to be part of the City's employment corridor, but he is not sure what commercial uses could exist on this specific parcel. Mr. Kuhlman does not know what else could go in here and it checks his boxes with inclusion of the commercial development on the frontage. Mr. Kuhlman asked about the parcel of land and if it has been purchased. Mr. Kopcienski stated that it is under contract and is contingent. It would be 123 units total. Mr. VanHoozen appreciates that they are listening and incorporating suggestions. Mr. McCarthy stated that this may be the only viable and desirable use. Mr. Kuhlman added that this would look nice next to St Clare Commons. Mr. Kuhlman suggested that the Planning & Zoning Code should encourage parking in the back behind commercial development, as well as height restrictions for commercial signage, so that the signs are not too high.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 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, March 1, 2023 at 5:30 p.m.