

PLANNING COMMISSION MEETING

February 23, 2023

The meeting was called to order at 7:00 p.m. by Chairman Andy Lorenz. Commission members present were Greg Bade, Andy Lorenz, Mayor Mackin, Rob Vela, John Wellstein, Becky Williams, and Megan Wolfinger (7). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning & Zoning Administrator.

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the January 26, 2023 meeting as written. Seconded by Mr. Bade. Ayes: Bade, Mackin, Vela, Wellstein, and Williams (5). Nays: (0). Abstain: Lorenz and Wolfinger (2).

ADMINISTRATOR'S REPORT

No report.

OTHER BUSINESS

Rezoning Request

***I-2 (General Industrial) to RM (Multiple Family Residential)
525 W. Sixth Street (Parcel Q61-000-902305017000), and
(4) additional Parcels: Q61-000-902305013000,
Q61-000-902305014000, Q61-000-902305015000, and
Q61-000-902305016000***

APPLICANT/OWNER/DEVELOPER

City of Perrysburg
201 W. Indiana Avenue
Perrysburg, OH 43551

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located at the northwest portion of the intersection of W. Sixth Street and Mulberry Street, and is bordered on the north by the CSX railroad line. This parcel is currently zoned I2 (General Industrial) and the applicant is hereby requesting a rezoning of the property from I2 to RM (Multi-Family Residential).

Adjacent zoning:

1. North: I2 – Master Chemical
2. East: R3 –Single Family
3. South: R3 – Single Family
4. West: INS/I2 – Fort Meigs Cemetery and Next Wave Automation manufacturing

The area of these five parcels combined is approximately 6.56 acres and currently contains a large industrial building and associated office space. According to Auditor's records the building was constructed in 1922 and remodeled in 1979. The former operating business was known as American Steel Treating.

BACKGROUND

The history of these property's zoning is not entirely clear but from reviewing previous copies of the City's zoning maps it appears that since at least 1999 (and most likely much longer) this property has existed in the City as I2 – General Industrial.

These specific properties were a focus area of the City's new Land Use Plan that was adopted by City Council. The plan identified this portion of the city as a specific area of interest due to the seemingly incompatible industrial land use as it relates to the surrounding residential uses.

ANALYSIS

The Land Use Plan states that this area on the south side of the railroad tracks presents an excellent opportunity to increase residential capacity and perhaps the most efficient route would be to add multi-family housing units in this location with parking being focused between the rail line and the building. The plan also acknowledges that a portion of the neighboring property could be utilized for open space and a concept such as this could heavily increase property values and the overall quality of life for the adjacent neighborhood. A stated goal of the plan is to eliminate industrial/manufacturing uses from the important historic neighborhood that currently surrounds the site in question. Furthermore, the plan is highly supportive of a mixed use style of development which may be best suited for the western portion of this site as to allow for the transition of the uses back into the existing residential area. It is believed that some portion of these parcels could be used for a commercial use that would serve the local neighborhood and begin to transition the land use back into the residential type use that currently surrounds it. Also, when looking at this specific property along with the neighboring parcels it could make for a well-positioned Planned Unit Development (PUD) that could facilitate a more creative use of the land for a mixed-use scenario where commercial uses encroach to the east when creatively combined with missing residential options.

Overall, the specific plan calls for this area to be “medium density residential” which can be comprised of attached single family, detached single family and both public and semi-public spaces. It would not be inconsistent with the plan to provide intentionally integrated commercial uses in a mixed-use layout, especially along W. Boundary Street to better serve new and existing residential.

Per Ch. 1220.03, I2 - General Industrial is typically an area for manufacturing and industrial uses, by where they will have access to necessary services and facilities and minimize the obtrusion on or by adjoining uses and districts. Light industrial uses, which are unlikely to cause undesirable effects are located in light industrial areas. More intensive industrial uses, which may have wide-reaching environmental effects, are located in general industrial areas. General industrial is more specifically defined as areas which, because of their access to transportation and community services and relative isolation from other uses, provide good sites for most types of industry. Industries are limited to the types which would have little detrimental effect upon surrounding development.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within I2.

Kennels (SAU)

Agriculture, Construction, Semi-Truck Sales/Service

Automotive Repair – General

Automotive Sales or Lease for New and Used Vehicles – Outdoors **(SAU)**

Commercial Semi-Truck Sales and Service

Gym/Fitness Facility (<10,000 GSF) **(SAU)**

Gym/Fitness Facility (>10,000 GSF) **(SAU)**

Massage Establishment **(SAU)**

Printing

Recreational Vehicles/Equipment Outdoor Sales **(SAU)**

Sale and Storage of Building Materials

Self-Service Storage

Sexually Oriented Business **(SAU)**

Nursery / Green House

Medical Urgent Care Facility

Accessory Use

Essential Services

Institutional Use **(SAU)**

Non-Commercial Recreation Facilities **(SAU)**

Public Service Facility

Public/Private Utility

Wireless Telecommunication Facility **(SAU)**

Auto & Metal Salvage, Junk Yards **(SAU)**

Excavation of Sand, Gravel, Clay, Stone and Topsoil **(SAU)**

Food Processing

Laboratories
Manufacturing, Sale/Storage Building Materials
Manufacturing: General
Manufacturing: Light
Oil and Gas Wells **(SAU)**
Outside Storage **(SAU)**
Publishing
Research and Testing
Transport and Trucking **(SAU)**
Warehousing
Wholesale Business
Wind Generator (turbine) **(SAU)**

Per Ch. 1220.03, RM – Multiple Family Residential zoning is defined as “areas intended to provide for multiple-family dwellings.”

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **RM**.

One family dwelling
Two family dwelling
Multiple family dwelling
Assisted Living Units
Rooming Houses **(SAU)**
Accessory Uses
Child Day Care Centers **(SAU)**
Convalescent and Nursing Homes **(SAU)**
Essential Services
Non-Commercial Recreational Facilities **(SAU)**
Parks and Recreation Facilities **(SAU)**
Part-time Child Day Care Centers **(SAU)**
Public Service Facility **(SAU)**
Public/Private Utility **(SAU)**

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment from General Industrial (I2) to Multiple Family Residential (RM) for the (5) subject parcels at 525 W. Sixth Street.

~~Further, it is recommended that a Public Hearing be set before City Council for March 7, 2023 at 6:00 p.m.~~

Further, it is recommended that a Public Hearing be set before City Council for April 4, 2023 at 6:15 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from I2 (General Industrial) to RM (Multiple Family Residential) for the (5) subject parcels at 525 W. Sixth Street, and he confirmed that the City of Perrysburg is the applicant for this request. Mr. Walters noted that legal questions had been previously raised at the January 26, 2023 Planning Commission meeting, related to this request.

Mayor Mackin made a motion for Planning Commission to enter into Executive Session at 7:02 p.m. Seconded by Mr. Lorenz. Ayes: (7). Nays: (0).

Mayor Mackin made a motion for Planning Commission to return from Executive Session at 7:28 p.m. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

Christia Klink-Reef and John Reef, 540 W. Sixth Street, were present and said that they have EPA concerns about this property and its past use as American Steel Treating. She added that she is concerned about the chemicals previously used and the health conditions that her family and nearby neighbors have endured. Ms. Klink-Reef noted that she is also concerned about the traffic.

Mayor Mackin clarified that the City of Perrysburg does not plan to buy this property, and that the current owner plans to use the property for a warehouse. Mr. Lorenz and Mr. Walters briefly explained the rezoning process, and Mr. Walters clarified that the proposed RM zoning will take effect after City Council votes on the Ordinance (tentatively set for April 18, 2023). Mr. Walters confirmed that the property owner, Mauer Rentals LLC, is currently grandfathered in to a warehouse use for this location with their Use Permit on file.

Mr. Lorenz made a motion to recommend approval of the Rezoning Request from I2 (General Industrial) to RM (Multiple Family Residential) for the (5) subject parcels at 525 W. Sixth Street, and that a Public Hearing be set for April 4, 2023 at 6:15 p.m. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Heather Alfaro