

Minutes of Perrysburg Public Hearing

Meeting Held April 4, 2023

CALL TO ORDER - 6:15 P.M.

Mayor Mackin called the Public Hearing to order at 6:15 p.m.

ROLL CALL

Present were Council Members Kevin Fuller, Jan Materni, Tim McCarthy, Barry VanHoozen, and Mark Weber (5). Council Member Jonathan Smith arrived at 6:16 p.m. (6). Council Member Cory Kuhlman arrived at 6:17 p.m. (7). Also present were Khayla Trego, Acting Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

DISCUSSION

Rezoning Request

The purpose of the hearing was to hear public comment regarding a Rezoning Request from I-2 (General Industrial) to RM (Multiple Family Residential) at 525 West Sixth Street (Parcel Q61-000-902305017000) and four additional parcels: Q61-000-902305013000, Q61-000-902305014000, Q61-000-902305015000, and Q61-000-902305016000.

Mr. Walters explained that at a previous public hearing, City Council heard the request for rezoning of the western most parcel, and that this request deals with the remaining five parcels. They currently house the large industrial building and office space that was associated with American Steel Treating. Mr. Walters noted that this was primarily spurred by the development of the new Land Use Plan that was adopted by City Council fairly recently. He shared a letter from the current property owner, Bob Mauer, who objects to any rezoning.

Mr. Weber asked if there was a legal opinion given on this. Mr. Walters is unable to share specific details, but noted that the Planning Commission's results are supportive of that legal opinion.

Mr. VanHoozen asked about the number of multifamily opportunities that have been coming before them and why this is different. Mr. Walters stated that typically they are proposed for undeveloped or agricultural sites, but this would further the goal to buffer existing residential areas.

Ms. Materni asked if there are limits on density for lot size. Mr. Walters explained that they do for their single family and two family zoning, which are defined by minimum square footage and minimum lot frontage.

Mr. Kuhlman asked if this would be grandfathered. Mr. Walters stated that Mr. Mauer had applied for a land use permit, which would make him a legal nonconforming use, if this change were to go into effect.

Ms. Materni asked as a warehouse usage, if there are any limitations to when they can run vehicles and trucks in and out of there. Mr. Walters explained that there is not currently, but there are posted truck haul routes and the City noise ordinance.

Christia Klink-Reef, 540 West Sixth Street, lives right across from American Steel Treating and stated that there are multiple police reports for the noise from AST. She asked how they will handle the traffic flow and noted that the Police cannot respond timely to car accidents at certain times already. Mayor Mackin will convey the enforcement issue to the Police Department.

Gaetano Ruggiero, 733 Meadow Spring Court Maumee OH, owns 510 West Sixth Street and stated that there were noises and smells twenty-four hours a day. He wanted clarification on the current zoning and rezoning request. Mr. Ruggiero agrees with rezoning and appreciates their help.

Susan Martin, 455 Mulberry Street, stated that it is not a historic district and there has never been a house on that property, except for the one that was already rezoned.

ADJOURNMENT

There being no objections, the Public Hearing adjourned at 6:32 p.m.

Respectfully submitted,

Amber Rathburn
Clerk of Council

Thomas G. Mackin
Mayor