

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held April 5, 2023

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:29 p.m. by Chairperson Tim McCarthy.

ROLL CALL

Committee members present were Tim McCarthy, Barry VanHoozen, and Cory Kuhlman. Also present was Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF MARCH 20, 2023 MEETING MINUTES

There being no objections, the minutes of the March 20, 2023 meeting were approved 3-0.

REZONING REQUEST I-2 (GENERAL INDUSTRIAL) TO RM (MULTIPLE FAMILY RESIDENTIAL) - 525 W. SIXTH STREET & FOUR (4) ADDITIONAL PARCELS

Mr. McCarthy asked if the Planning Commission unanimously recommended the zoning change. Mr. Easterling confirmed that is correct, as the Planning Commission recommended 7-0 approval of the rezoning request from I-2 to RM for the five subject parcels.

Mr. Easterling shared with the Committee some examples of what could exist as Multi-Family housing on the subject site. Mr. Easterling further explained that the City is not forcing Mr. Mauer, owner of the subject property, and Greenbriar Inc., to demolish the building or to discontinue the use of the land. Mr. McCarthy asked if Mr. Mauer is protected in his use of the land currently and what happens if he sells. Mr. Easterling responded the buyer can continue the use of the warehouse, but would not be able to expand the footprint of the building.

Mr. Kuhlman is troubled by this to a certain extent because the City did not attempt to purchase it, but is now trying to control this property. He added that it is in the City's best interest to make sure this is not Industrial. Mr. Kuhlman commented that it would be wise to wait until the City revamps the Zoning Code, which will go with the Land Use Plan update. Mr. McCarthy wants to protect this from further Industrial development. Mr. VanHoozen asked about the longer term vision and why we are doing the rezoning now. Mr. Easterling responded that I-2 has the most intense uses of any Industrial classification, which can include junk yards and heavy equipment yards. This is to protect the surrounding residents from the most intense potential uses of the property.

Gaetano Ruggiero, 733 Meadow Springs Court, Maumee OH, owns a rental home across the street from the subject site. He stated that the railroad is not the problem there, it is the Industrial. Mr. Ruggiero added that the change in zoning should be approved.

The Committee proceeded to vote 3-0 to recommend approval of the rezoning to City Council.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:44 p.m.

Respectfully submitted,

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

Timothy C. McCarthy, Chairperson
Planning & Zoning Committee

Next meeting: Wednesday, May 3, 2023 at 5:30 p.m.