

Minutes of Perrysburg Public Hearing

Meeting Held June 7, 2023

CALL TO ORDER - 7:00 P.M.

Jonathan Smith, President of Council, called the public hearing to order at 7:00 p.m.

ROLL CALL

Present were Council Members Cory Kuhlman, Tim McCarthy, Barry VanHoozen, Kevin Fuller, Mark Weber, Jan Materni, and Jonathan Smith (7). Also present were Tim Effler, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

DISCUSSION

The purpose of this meeting is to consider an appeal regarding the denial of a Certificate of Appropriateness by the Historic Landmarks Commission for Application 05-23 (Husky Ventures LLC at 237 W. Second Street).

The purpose of this public hearing is to consider an appeal regarding the denial of a Certificate of Appropriateness by the Historic Landmarks Commission for Application 05-23 (Husky Ventures LLC) at 237 West Second Street.

Mr. McCarthy stated that tonight they will consider this appeal. Mr. Effler explained that a quasi-judicial hearing is the City Council's version of a court process and there are four reasons for any type of change in the decision of HLC. Laurie Melchior Huskisson is representing Husky Ventures LLC today.

Ms. Huskisson thanked everyone for their time and attention. She gave a brief history of how they got here. Ms. Huskisson explained that they put in new windows and, on the last window, the Zoning Inspector informed their installer that they needed to stop and get approval. She stated that the neighbor across the street sent an email to her, stating how much they liked the replacement windows, which is marked as Exhibit A. The applications for Certificates of Appropriateness for their Waterville properties are marked as Exhibit B. The photos of the windows on Louisiana Avenue are marked as Exhibit C and Exhibit D.

Mr. Smith asked about the bay windows. Ms. Huskisson stated that those bay windows were already vinyl when they purchased the home.

Mr. McCarthy confirmed if they have other homes in the Historic District of Perrysburg. Ms. Huskisson responded that they own 112 and 118 East Front Street and 123 Louisiana Avenue. She noted that when they purchased those buildings, it was disclosed that they were in the Historic District, but not for 237 and 239 West Second

Street.

Mr. Walters explained that the Planning and Zoning office acts as the liaison between the applicants and the Historic Landmarks Commission. As facilitators of the process, they do not have anything specific to comment on. Mr. Walters stated that it is appropriate to call up the HLC members individually as they choose.

Susan Rowland Miller is a member of the Historic Landmarks Commission. She supports the decision HLC made in not approving the Certificate of Appropriateness. Ms. Rowland Miller stated that it is their responsibility to uphold the City Codified Ordinances and to ensure that the Historic District continues for future generations. She stated that windows are considered an architectural feature and maintaining these features is essential to preserving the Historic District. Ms. Rowland Miller was hoping that there would have been a conversation for a compromise.

D. Scot MacPherson is a member of the Historic Landmarks Commission. He is a registered architect in the state of Ohio, a professor of architecture at BGSU, and co-owner of MacPherson Architects Inc. Mr. MacPherson is submitting City's Exhibit 1, which shows the style of shingles on the home. He stated that if their decision is overturned, anyone can come in and cite this as a precedent.

Daniel Judson is a member of the Historic Landmarks Commission. He is a structural engineer and has been involved in a lot of restoration work in residential and commercial. Mr. Judson admits that it is hard to replace historic things, and he sees this as a benchmark decision.

Patrice Spitzer is a member of the Historic Landmarks Commission. She has lived on East Front Street, in three different homes, for over 40 years. Ms. Spitzer wants the Historic District protected, as it is nationally recognized, and is nothing to mess around with. She was a rental property owner in the Historic District.

Mr. McCarthy stated that they will adjourn to deliberate and will come back with a decision or a timeline to render a decision. Mr. Effler noted that the issues they are to address are the four that are appealable on HLC matters.

The Council Members entered deliberation at 8:20 p.m.

The Council members returned from deliberation at 9:01 p.m.

Mr. Smith moved to reverse the decision of the Historic Landmarks Commission based on the failure by the Commission to consider the entire records presented to the Commission with respect to the application. Seconded by Mr. Kuhlman. Ayes: Fuller, Kuhlman, Smith, VanHoozen, Weber (5). Nays: Materni, McCarthy (2).

ADJOURNMENT

There being no objections, the meeting adjourned at 9:02 p.m.

Respectfully submitted,

Amber Rathburn
Clerk of Council

Thomas G. Mackin
Mayor