

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held August 2, 2023

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:32 p.m. by Chairperson Tim McCarthy.

ROLL CALL

Committee Members present were Tim McCarthy and Barry VanHoozen. Committee Member Cory Kuhlman was not present. Also present was Mark Easterling, Deputy Planning & Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF JULY 5, 2023 MEETING MINUTES

There being no objections, the minutes of the July 5, 2023 meeting were approved 2-0.

REZONING REQUEST A-1 (AGRICULTURAL) TO C-4 (HIGHWAY COMMERCIAL) - PARCEL Q61-400-300000005000 (0 N. DIXIE HIGHWAY)

Mr. Easterling explained that a while back the City had interest from an applicant regarding a future Planned Unit Development (PUD) at the southeast corner of the intersection of Five Point Road and Dixie Highway near St. Clair Commons and Saint John XXIII Church. He added that this parcel is currently zoned A-1 (Agricultural) and the applicant is requesting a rezoning of the property to C-4 (Highway Commercial). At their May 2023 meeting, the Planning Commission voted unanimously 6-0 to recommend the rezoning request.

Mr. McCarthy asked if this is still within the Perrysburg Schools District. Mr. VanHoozen confirmed that it is. There being no objections, this is being recommended 2-0 to City Council.

PROPOSED CODE AMENDMENTS TO CHAPTER 1225.08 (LAND USE AND BASE ZONING DISTRICT TABLE) AND CHAPTER 1235.04(B) (SPECIAL APPROVAL USE)

Mr. Easterling explained that Great Lakes Rental came to the Planning Commission, as they felt that their existing zoning use category did not fit their business since they are more retail than the uses included in the existing use category, which are agriculture, construction, and semi-truck sales/service. Mr. Easterling wrote the proposed code amendments with Great Lakes Rental's input in mind. He reviewed with the Committee members the changes, which add "retail" along with agriculture, construction and semi-truck sales/service and allow that amended category as a special approval use in C-4 zoning districts, as well as some related changes in the Special Approval Use ordinance. The Planning Commission unanimously recommended, 6-0, these proposed code amendments. There being no objections, this is being recommended 2-0 to City Council.

OTHER BUSINESS

Sign Code Variance Discussion

Mr. McCarthy stated that they will discuss the sign code variance in September.

Mr. VanHoozen asked about the pursuit of the civil charges versus criminal charges for unkempt properties. Mr. Easterling knows it is something that everyone still wants to pursue and that it will be a topic of conversation for the Zoning Code rewrite. Mr. Easterling will have a discussion with Tim Effler, Law Director, and Brody Walters, Planning and Zoning Administrator, to see where they are with it.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:49 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairperson
Planning and Zoning Committee

Next meeting: Wednesday, September 6, 2023 at 5:30 p.m.