

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held July 5, 2023

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:30 p.m. by Chairperson Tim McCarthy.

ROLL CALL

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

CITIZEN'S CONCERNS

None.

APPROVAL OF JUNE 7, 2023 MEETING MINUTES

There being no objections, the minutes of the June 7, 2023 meeting were approved 3-0.

SIDEWALK WAIVER DISCUSSION

Mr. Easterling explained that, over the years, the City has issued sidewalk waivers for neighborhoods that do not have sidewalks if the resident is going to change or modify their existing driveway. The waiver allows them to not put a sidewalk through. Mr. Easterling added that it was brought to their attention that the Law Director would like the waivers to be codified for those specific neighborhoods, so that it is a legal process. Mr. VanHoozen asked if this is an administrative waiver and it is. Mr. Walters is unsure if residents have a general objection to sidewalks or if there is an objection to paying for their own sidewalks. There will be a need to specifically identify those areas in the City where a waiver will be permitted.

REVIEW OF MIXED USE DEVELOPMENT AT LEVIS COMMONS

Mr. Walters stated that the Planning & Zoning Department previously brought the plan for the Preston Gardens Expansion on Roachton Road to the Committee. The Department supports this as a mixed-use concept. While it is not the perfect concept, it is a good starting place for people to understand how it works and how they can benefit from it. Mr. Walters noted that it is a worthwhile mixed-use project to put forward, but statistically it has changed, and he wanted to see if the Committee was comfortable with the revised plan. Mr. Easterling explained that, visually, it looks less dense. Mr. Kuhlman asked if there is a bar for mixed use and does not want it to be arbitrary.

The commercial footage remains the same. There is a 31% increase in the number of dwelling units, but a 6% decrease in residential square feet. The inclusion of two-story six unit residences in the front give the project a less dense feel.

Mr. Kuhlman added there should be some sort of understood threshold or percentage by units of square footage. Mr. Easterling stated that, with the code rewrite, he definitely wants to touch on that. Mr. VanHoozen asked, in terms of square footage, if they are sticking with one or two bedrooms per unit because that is a leading indicator as to the burden on the school district.

Mr. Walters made note that they did not need a formal vote tonight. Mr. Kuhlman asked if they reached out to someone at the schools about these developments. Mr. Walters responded that the schools are copied on the agendas for the Planning Commission and Architectural Review Committees as well. The Committee members are all generally agreeable to this.

OTHER BUSINESS

Mr. Walters gave the Committee members a draft Request for Proposal for the Zoning Code Update to review, so they could share their thoughts and concerns. He left it open for the Committee to have some involvement in this.

Mr. VanHoozen asked for an update on the sign variance question. Mr. Walters responded that he sent the Committee members the minutes from the BZA meetings. Mr. VanHoozen added that the sign variance is affecting us as a city with the inclusive playground sign at Rotary Park. Mr. Walters explained that Ryan Wichman agreed with Mercy Health to have a sign acknowledging that the inclusive playground was presented by them. Mr. Wichman presented the City with a check for the cost of the sign he had quoted and the City agreed to cover the difference for the cost of a sign that fit with the City's new signage rebranding, but that cost is larger than expected.

Mr. Walters further explained that the intention behind the City's branding package had two different tiers: gateway, for the entrances into the City, and smaller monument signs, to recognize parks and Administration buildings. This is a unique sign because it identifies a feature inside of the park, not the park itself. Mr. McCarthy asked when the signs are going up. Mr. Walters responded that they do not yet have any funding to do that.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:07 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, August 2, 2023 at 5:30 p.m.