

MINUTES OF PUBLIC HEARINGS

PERRYSBURG CITY COUNCIL

SEPTEMBER 7, 2021

Mayor Mackin called the first public hearing to order at 6:10 p.m. Present were Council Members Deborah Born, Jan Materni, Jonathan Smith, Barry VanHoozen, Cory Kuhlman, and Mark Weber (6). Tim McCarthy was absent. Also present were Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the hearing was to hear public comment regarding a Rezoning Request from O-S (Office and Service) to C-4 (Highway Commercial) for Parcel Q61-400-070404031002 and Parcel Q61-400-070404030002.

Mr. Walters stated that this hearing was to allow discussion on the topic to air any concerns. Applicants joined via Zoom at 6:18 p.m. and corresponded via the chat box due to technical difficulties. The applicants' attorney was present in person. The Planning Commission considered it at their July 29th meeting, not voted in favor of this change, by a vote of 3-2. Mr. Weber asked if the Planning Commission stated their reasons for not approving. Mr. Walters said it was not clearly articulated during that time. Mr. Weber asked if Callander Court was there before or after Black Diamond. Mr. Walters responded that Callander Court was there before Black Diamond was and that he isn't aware of what Black Diamond's original intent was with the out lot. Mr. Smith asked if Black Diamond currently owns lot out front, was it already zoned that way, and is the drive owned by Black Diamond. Mr. Walters confirmed that they do own the lot out front along Eckel Junction Road, the zoning of Black Diamond predated his time but assumes it wasn't a special accommodation for them, and the drive is owned by Black Diamond and is not part of the parcel being split off. Mr. Kuhlman asked about their (Black Diamond's) history of zoning infractions. Mr. Walters stated that they have had housekeeping issues in the past, minor violations, but always are quick to fix. Mr. VanHoozen asked about the timing of the vacant land being O-S and if it was always a split property when Black Diamond bought it. Mr. Walters responded that he didn't know the answer to that, but that it hasn't been rezoned since he's been with the City in 2008. Peter Gwyn, 31 Callander Court, and spokesperson for the condominium association, says that the original plan for Black Diamond was never followed. Mr. Gwyn stated that any development needs to be compatible with existing residential uses, leave it as O-S or rezoning to C-1. A copy of Mr. Gwyn's speech is attached hereto and made a part of these minutes.

There being no further comments, the public hearing adjourned at 6:32 p.m.

The second public hearing was called to order at 6:35 p.m. by Mayor Mackin. Present were Council Members Deborah Born, Cory Kuhlman, Jan Materni, Jonathan Smith, Barry VanHoozen, and Mark Weber (6). Tim McCarthy was absent. Also present were Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the hearing was to hear public comment regarding the Land Use Plan Update.

Mr. Walters explained the Land Use Plan and that there were 800 folks involved in one way or another. Perrysburg Township and Middleton Township were included and this plan can be used for the next twenty to thirty years. Mr. Weber reminded

everyone that this is just something that could be and asked when/why the fourth focus area got added. Mr. Walters stated that Paul Belazis, President of the Perrysburg Heights Community Association, was concerned about the report and wanted them to be fully recognized. It was overly vague prior because the Heights is not in the city limits and was not focused on. There was not enough time to do a community impact report on that focus area. Mr. Weber asked if some residents of the Heights did not participate because they aren't City of Perrysburg residents. Mr. VanHoozen asked if it is a broad vision or scenario, except for the main focus areas. Mr. Walters said that was correct and that there are residential components to remain. Mr. VanHoozen asked how concrete it is, if it gets approved. Mr. Walters responded that it is as concrete as elected officials are willing to make it and that it will be revised until it is a good plan. Ms. Materni wanted clarification if there were plans to annex the Heights and there is no plan to. Ms. Materni asked if it is typical to have people approach us to annex properties or do we seek them out. Mayor Mackin explained the Heights' situation and that there are no plans to annex them while he is Mayor. Ms. Born thanked Mr. Walters for his thoughts and stated to let them be the vibrant community they are and leave them alone. Mr. Kuhlman agrees it's a vibrant community, but it is important to have plans for a future use. He asked if there has been any discussion of eminent domain, and Mayor Mackin confirmed there has never been any discussion of that and that it cannot be used. There is zero plan to take property, Mr. Kuhlman reminded everyone. Mr. Smith thanked Mr. Walters and stated that no one up there is interested in taking property and that it won't happen as long as he is here. Mr. Belazis, 503 West Front Street, has served on the board for twenty plus years and stated that the Heights is a melting pot. He said that the market forces around the Heights are intense and mentioned the concept of gentrification. Josh Courtney, River Edge Estates, is a land owner in the Heights Community and was commending the way the fire station switched from Township to City. Mr. Courtney asked if taxes would go up if annexation occurs and wants to know about zoning regulations, such as cost of sidewalks, so residents are not blindsided. Stephanie Serda, 4325 Lawrence Drive, is third generation from the community. Mayor Mackin stated that the diagram does not have action steps and Mr. Walters stated that the plan is not to displace anyone or tear down homes. David Baker asked if we are meeting next week to put this into play. Mayor Mackin explained it is an ongoing process and that they will make it known when it is on the agenda for future Planning and Zoning Committee meetings. Mr. Walters stated that the next Planning and Zoning Committee meeting is Wednesday, September 15, 2021 at 5:30 p.m. in Council Chambers.

There being no further comments, the public hearing adjourned at 8:05 p.m.

Amber Rathburn, Clerk

Thomas Mackin, Mayor