

MINUTES OF PUBLIC HEARINGS

PERRYSBURG CITY COUNCIL

MAY 3, 2022

Jonathan Smith called the first public hearing to order at 5:02 p.m. Present were Council Members Kevin Fuller, Jan Materni, Mark Weber, Barry VanHoozen, Jonathan Smith, and Cory Kuhlman (6). Tim McCarthy arrived at 5:04 p.m. Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, Patrick Jones, Chief of Police, and Brody Walters, Planning and Zoning Administrator.

The purpose of the hearing was to hear public comment regarding the expansion of the downtown Perrysburg DORA, as well as the addition of a DORA at Levis Commons.

Chief Jones stated that he, Ms. Kabat, and Ms. Sandretto prepared the downtown DORA application. Rita Nelson, General Manager for The Town Center of Levis Commons, prepared the Levis Commons DORA application that the three of them then reviewed and are comfortable with it. He recommends that City Council approve both of the applications.

In regards to the Levis Commons DORA, Ms. Materni wanted to know if the footprint was the same as the original application. Ms. Nelson stated that compared to their original application, yes but with two exceptions, they extended the boundaries and updated the proposal to adhere to the new codes. Mr. Weber asked if the same security measures are in place. Ms. Nelson said that everything is the same, with the addition of all new cameras, ideally completed in mid-June. Ms. Nelson stated that the participating merchants are all listed, with the understanding that three new restaurants will be opening this year, all of which serve alcohol.

Chief Jones stated that the biggest issue currently with the downtown DORA is that people take their drinks past the boundaries. He thinks it is best to expand the DORA to where it makes sense. This will expand it from Walnut Street to Elm Street and Front Street to 5th Street, as well as a portion of Hood Park extending down to the river. This will allow for large events in downtown to be included in the DORA without worries about the footprint as it is currently. The expansion will allow the DORA to stay up and running during the large events in downtown.

Mr. Smith wanted to know about the DORA for music at the market or the car show in downtown. Chief Jones has talked with Mr. Hosler, they are aware this would include their property, and there is no outright opposition to it. 5th Street Pub is excited that it would expand to include them as well. Mr. Weber stated that the Library is good with the DORA for the outdoor portions of their property. Ms. Sandretto spoke to Perry's Landing, and they are supportive of the expansion. Mr. Kuhlman was curious if there has had to be an increase in shift coverage due to DORA. Chief Jones explained that the increase in shift coverage is for special events like the Farmers Market, more so for community relations. It is not costing the taxpayers any extra money. For the majority of special events that require extra coverage by the police, the cost is typically passed along to the event organizers. Mr. Kuhlman would like to see the public restrooms open the same hours as the DORA. Ms. Kabat explained that vandalism in the restrooms has been an issue again, so they are not sure what they are going to do about that yet.

There being no further comments, the public hearing adjourned at 5:28 p.m.

The second public hearing was called to order at 5:55 p.m. by Mayor Mackin. Present were Council Members Kevin Fuller, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, 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 Historic District Boundaries.

Mr. Walters explained that this is for the clarification of the Historic District Boundaries. These satellite properties include the Engineering Building, the Spafford House, the Schaller Building, and Fort Meigs State Memorial. Mr. Walters stated that this is not a change, it is simply a clarification so that the legal description and Zoning map are consistent with one another. Mr. Kuhlman hopes that we can record something with the Recorder's Office, so that when they are in a real estate transaction, they will get notice that they are a part of the Historic District.

Brandy Wimberly, 1623 Woodstream Road, wants to know how this distinction will affect the property, as well as the surrounding properties. Mr. Walters explained that it would have no impact on her property, even though they share a border. Ms. Wimberly stated that there is nothing historic about the building. Mr. Weber explained that the Spafford House was built in 1823 and is one of the two oldest buildings in Perrysburg. Mr. Weber added that the Spafford House Museum has always followed the rules of the Historic Landmarks Commission. Ms. Wimberly encouraged everyone to go visit the museum and make their own observation if it is really a historic property. Mr. McCarthy stated that it has been a part of the Historic District and that it has already gone through the Historic Landmarks Commission.

Ashley Philipot, Executive Director of Fort Meigs Historic Site, stated the land itself is owned by the State of Ohio, the buildings are owned by the Ohio History Connection, and the property is managed by the Fort Meigs Historic Site. She was curious how much oversight the Historic District has on their property, with it being a State entity. Mr. Walters stated that in the past there has always been a cooperative relationship between Fort Meigs State Memorial Park and the Historic Landmarks Commission. His understanding is that the Fort technically does not have to answer to those restrictions, but they always hope to work to a mutually agreeable solution. Ms. Philipot stated that is what they would like too and just wanted to clarify.

There being no further comments, the public hearing adjourned at 6:09 p.m.

The third public hearing was called to order at 6:10 p.m. by Mayor Mackin. Present were Council Members Kevin Fuller, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, 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 proposed Code Amendment to Chapter 1215.02 – definitions and chapter 1225.08 – land use and base zoning district table.

Mr. Walters explained that this application came from Greg Rufty, Extra Virgin Food Services, to add two definitions "Catering – on premise" and "Catering – off

premise”. Mr. Rufty’s three businesses Extra Virgin Food Services, 7 Little Cupcakes, and Super Suppers do not fit any of the definitions for restaurants or food production. Mr. Walters explained that the next step is for this to go to the Planning & Zoning Committee to potentially suggest something workable.

There being no further comments, the public hearing adjourned at 6:13 p.m.

The fourth public hearing was called to order at 6:13 p.m. by Mayor Mackin. Present were Council Members Kevin Fuller, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the public hearing was to hear public comment regarding a special approval use – landmark feature/signage for Waterhouse Bath & Kitchen Studio at 125 E. Indiana Avenue.

Mr. Walters stated that Waterhouse Bath & Kitchen Studio is proposing to paint a large wall mural on the east façade of the storefront, which faces the Speedway gas station. Mr. Walters explained that the unique thing about this is that another landmark feature, or mural, would not be allowed within one-thousand feet of this one. Mr. Walters also added that his office did not weigh in, as this is a community issue, not a planning issue.

There being no further comments, the public hearing adjourned at 6:18 p.m.

The fifth public hearing was called to order at 6:18 p.m. by Mayor Mackin. Present were Council Members Kevin Fuller, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the public hearing was to hear public comment regarding a Rezoning Request from C3 (Community Shopping) and C4 (Highway Commercial) to RM (Multiple Family Residential) for Parcel Q61-400-090105001000 (Carronade Drive).

Mr. Walters explained that this property is located along Carronade Drive, across the street from the Residences at Carronade. Rob Shouhayib is a proposed buyer of the four parcels of land for the public hearings tonight. Mr. Walters added that the pending Land Use Plan is supportive of the change to multi-family residential.

There being no further comments, the public hearing adjourned at 6:23 p.m.

The sixth public hearing was called to order at 6:23 p.m. by Mayor Mackin. Present were Council Members Kevin Fuller, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the public hearing was to hear public comment regarding a Rezoning Request from C4 (Highway Commercial) to RM (Multiple Family Residential) for Parcel Q61-400-090105008000 (Lake Vue Drive).

Mr. Walters stated that the next three public hearings are very similar to the prior one. The request and the applicant are all the same.

There being no further comments, the public hearing adjourned at 6:24 p.m.

The seventh public hearing was called to order at 6:25 p.m. by Mayor Mackin. Present were Council Members Kevin Fuller, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the public hearing was to hear public comment regarding a Rezoning Request from C4 (Highway Commercial) to RM (Multiple Family Residential) for Parcel Q61-400-090105003000 (Lake Vue Drive).

An employee from The Residences at Carronade had several questions, which Rob Shouhayib, Choice Development, answered. Mayor Mackin explained that it is not what they are deciding today, as it cannot be built until the issue of Zoning is decided on.

There being no further comments, the public hearing adjourned at 6:28 p.m.

The eighth public hearing was called to order at 6:28 p.m. by Mayor Mackin. Present were Council Members Kevin Fuller, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the public hearing was to hear public comment regarding a Rezoning Request from C3 (Community Shopping) and C4 (Highway Commercial) to RM (Multiple Family Residential) for Parcel Q61-400-090105002000 (Hulls Trace Drive).

Mr. Walters explained that this is the same applicant and same request as the last three public hearings. The Planning Commission and his staff have recommended these as well.

There being no further comments, the public hearing adjourned at 6:29 p.m.

Amber Rathburn, Clerk

Thomas Mackin, Mayor