

## **MINUTES OF COMMITTEE OF THE WHOLE MEETING**

### **PERRYSBURG CITY COUNCIL**

**NOVEMBER 2, 2021**

Council President Jonathan Smith called the meeting to order at 5:30 p.m. Present were Council Members Mark Weber, Jan Materni, Deborah Born, Barry VanHoozen, Tim McCarthy, Jonathan Smith, and Cory Kuhlman (7). Also present were Mayor Thomas G. Mackin, Amber Rathburn, Clerk of Council, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

The purpose of the meeting was to discuss the Land Use Plan and the key findings, which include identifying the target areas in the City that we want to grow, identify places to steer public dollars, identify greatest opportunities for development, and identify areas for preservation.

Mr. Aaron Domini, Principal and Partner at OHM Advisors, started the presentation explaining the purpose of the Land Use Plan, how they collected data, and the key findings of such. Future growth and development in the City should create community spaces, keep a small town feel and history, conserve the riverfront, encourage diversity, foster creative redevelopment, provide a variety of housing options, being connected, encourage economic growth, preserve open spaces, and promote regional proximity.

Mr. Tim Bockbrader, Principal at EDGE, took over discussing the key focus areas as follows: Boundary Crossings, South Boundary (Country Charm Shopping Center), South Downtown, and The Heights. He started his portion of the presentation reminding everyone that these are only concepts and not proposed developments.

Ms. Materni noted that less people are going into the office is an ongoing trend and that businesses are likely finding it cheaper to not maintain full offices anymore. Mr. Domini stated that they follow these trends and that places like Perrysburg will likely come out winners with this and we will probably see the development of more co-working spaces.

Mr. Weber stated that he was a part of the community engagement and the last meeting occurred well before the focus area of The Heights was added. He thinks that everyone was under the impression that it dealt with only City of Perrysburg residents. Mr. Weber stated that it looks like the part of the plan that addresses the Heights was thrown together, containing many typos, and he is disappointed with that. Mr. Weber believes that there should be a plan of some sort and it should be residential, in regards to The Heights.

Mr. Kuhlman wanted to know how this plan helps to promote diversity. Mr. Domini answered that job creation or who we are creating them for, housing options we are creating as well as the diversity of housing options, and promoting social gatherings within our community all help to promote diversity. Mr. Kuhlman wanted to know where there is potential growth for affordable housing within the City. Mr. Domini stated any developer could do lower income housing within these areas where it is residential, and we can create areas where it could occur.

Ms. Born wanted to know about the names of the community members and stakeholders involved in this. She wanted to know why this was done online. Ms. Born wanted to know why The Heights was even considered in this when they are in the Township and, stated that we talk about diversity but that diversity is already here in The Heights and the community. Mr. Domini answered that things were

done online because this process started when the pandemic started last year. Ms. Born said she noticed on the videos that several people voting were somehow connected to Columbus, rather than here. Mr. Domini was not sure what she was talking about, but would love the names she has to research them with her. Ms. Materni added that the meetings she was aware of all were Perrysburg residents besides the two monitors from OHM.

Mr. VanHoozen confirmed that they have verbally changed the plan for The Heights to legacy residential, which is correct. He wanted to know how to preserve the residential legacy and to contain commercial growth. Mr. Domini stated to do that, a future Land Use Plan should be adopted, saying that is what the future designation should and would be.

Mr. McCarthy wanted to know about the area that is currently Perry's Landing and that we might be adopting an unrealistic vision. Mr. Domini does not believe it is an unrealistic vision because every building starts to have a lifespan. This allows us to look at our zoning code, to amend it, and to allow this type of reinvestment to happen.

Mr. Smith wanted to know if there is a way to identify some different options within those focus areas as far as what takes priority. Mr. Domini stated that each of these focus areas could use a lot more analysis and study, which would typically bring a much more detailed plan. Mr. Smith thinks a focus area that could be a prime focus point sooner than later is the property on Sixth Street.

Ms. Born stated that The Heights part of the Land Use Plan should be removed. She stated they are a part of the Township and we should leave them alone.

Paul Belazis, 503 West Front Street, stated that in 1993 the City of Perrysburg did a comprehensive Land Use Plan for how the Route 25 corridor should be developed. The compromise plan was for residential and offices/retail, rather than light industrial.

Anita Sanchez-Serda, 12265 Harold Street, stated that she never thought in her lifetime she would be standing in front of the City of Perrysburg dealing with a Township of Perrysburg issue. They want to preserve their community and they have all of the diversity they need. She stated that they don't want to be included in this study.

Juan Artiaga, 426 East Third Street, is a Board Member of the Perrysburg Heights Community Association. He wanted to know where the people would have to go that live where the green space in the community is supposed to go. He also stated that half of the residents in The Heights are retired seniors.

Leah Ponce, 25614 Broad Street, stated that government at the local level should be the drivers for diversity in the community. She stated that while the plan is just a plan, it is a slap in the residents' faces.

Jason Raihala, 25842 Apex Lane, has lived in The Heights community for fifteen years and in Perrysburg almost his whole life. He believes that we should be a part of the plan and have it be a responsible and respectful one. The community needs proper services and infrastructure.

## **ADJOURNMENT**

Mr. Smith moved to adjourn the meeting at 7:03 p.m. Ayes: (7). Nays: (0).