

MINUTES OF COMMITTEE OF THE WHOLE MEETING

PERRYSBURG CITY COUNCIL

MAY 31, 2022

Council President Jonathan Smith called the meeting to order at 6:00 p.m. Present were Council Members Kevin Fuller, Jan Materni, Tim McCarthy, Jonathan Smith, and Mark Weber (5). Barry VanHoozen and Cory Kuhlman were not present (2). Also present were Kate Sandretto, Law Director, 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.

Mr. Smith said that Mr. McCarthy will be leading this meeting since he is the Chairperson of the Planning and Zoning Committee. Mr. Smith stated that Mr. Kuhlman has chosen to abstain from this portion of the discussion of the Land Use Plan due to his affiliation with some of the LLCs that own property within the Perrysburg Heights.

Option 1: The Perrysburg Heights community will be completely removed from the City of Perrysburg's Land Use Plan. All references to the existing community and potential future land planning notes and suggestions will be deleted.

Option 2: The Perrysburg Heights community will remain in the City of Perrysburg's Land Use Plan and all notes and mapping will prescribe a new, clearly delineated north-south running line to separate the slightly expanded commercial uses from the existing residential dwellings.

Option 3: The Perrysburg Heights community will remain in the City of Perrysburg's Land Use Plan. The current jagged line that separates the city and the township will limit the commercial growth along S.R. 25. Property west of that line will indicate commercial, east of it, residential.

Option 4: The Perrysburg Heights community will remain in the City of Perrysburg's Land Use Plan. This option will identify the current boundary of the Heights and declare that the city will not annex and/or rezone any current Perrysburg Heights property with or without property owner consent.

Leah Delao-Ponce, 25614 Broad Street, said that they have rights, this is unfair, and they are not going to sit back anymore. She said that Perrysburg has enough money and that they should do the right thing this time. She supports a combination of options 3 and 4.

Juan Artiaga, 426 East 3rd Street, said that he supports the Heights and that his kids and grandkids live in the Heights. He said to leave the Heights alone and that he supports option 1.

Natasha Sanchez, 12505 Fort Meigs Boulevard, said that she is the fourth generation of five of her family to live in the Heights. She said that option 2 would ruin the entire fabric of their family, as they have family members in the neighborhood that care for one another. Ms. Sanchez does not want them to vote for options 1 or 2.

Mr. Walters clarified that the current boundary is the same thing as the jagged line.

William Roper, 12482 Harold Street, stated that the blue line runs right through his property and wanted to know what will happen if it goes through. Mr. Weber

answered that nothing happens until someone sells their piece of property. Mr. McCarthy added that if it does not get sold, there is no road.

Paul Belazis, 503 West Front Street, stated that not one person has voiced support for expanding commercialization within the existing boundaries in the Perrysburg Heights neighborhood. He wants to know how we best protect the neighborhood.

Barb Taber, 12537 Harold Street, said that she has done some investigating and that there are developers already there. Her house sits on the blue line.

Terri Acocks, 400 East 5th Street, wanted to address some differences, as someone who has been listening for understanding through the process. She stated that option 4 is extreme. Option 1 puts the community at risk and is not a good idea. Option 2 places thirty homes in a commercial area potentially. Ms. Acocks stated that option 3 is what people want and to not rezone anything now or that is in the process.

Baldemar Velasquez, President of Farm Labor Organizing Committee, AFL-CIO, stated that they have families and members in the neighborhood. He stated that we need to be on the right side of history and that by moving the boundaries people will be displaced. He added that they should work with the people and pick out a plan that will increase the quality of life in the Heights. The FLOC stands behind the residents.

Sally Ramirez grew up in the Heights and represents Homeboys, which is a charity motorcycle club. The Homeboys stand behind the Heights. Growing up, the Heights was her safe zone and said to just leave them alone. She asked the City to just work with them and that is all they ask.

Michael Curtis, 12545 Roosevelt Boulevard, moved in one week ago and wanted to know if he could be guaranteed that his money would not go to waste if he cleans up the property and invests in it.

Mr. Smith stated that as things are currently, the Heights is actually in Perrysburg Township and that the City does not have control over anything in their community. He added that if the Heights voluntarily annexed into the City, that would be the best way for the City to put protections on them. He is not recommending forceful annexation.

Mr. Weber thanked everyone for the emails and to everyone that spoke here tonight. He cannot get behind option 2. He reminded everyone that this Land Use Plan is only good until the next one is adopted in the future. Mr. Weber supports a plan that does not suggest any future commercial development beyond the jagged line in the Heights.

Ms. Materni wanted to make clear that she would never support eminent domain or forced annexation of any property in the Heights by the City. We need justification that will stand up in a court of law, which is the best protection the City can give the Heights.

Mr. Fuller stated that Mr. Walters is very good at what he does, but that they are dealing with culture and people here too. He believes in homeownership and would like to see the Heights as a part of the City at some point in time. Mr. Fuller thanked them for standing up for what they believe in and that this is what makes us strong.

Mr. McCarthy stated that in the long term interest of the community as a whole, they wanted to plan for their future and their development. He added that none of them support the use of eminent domain. Mr. McCarthy said that they want quality commercial development along State Route 25 and that there be an effective buffer and transition to the Heights.

Ms. Delao-Ponce thinks that everything should be on a pause and that residents should have a right to annex into the City. She added that requests for commercialization should not go forward until an option is decided on.

There being no objections, there is a 5-0 recommendation to City Council for option 3 with the addition of parcel P60-400-180408017000 to be included in the commercial line.

There was a short break to allow those who wished to leave to do so. Mr. Kuhlman joined the meeting at 7:38 p.m.

Mr. McCarthy recapped the first portion of the meeting because Mr. Kuhlman was not present. Ms. Sandretto stated that the conflict Mr. Kuhlman previously had would no longer be an issue since they are choosing to recommend option 3.

Mr. Smith wanted to clarify about the other focus areas of the Land Use Plan that the elements are visionary concepts and are flexible. There was also discussion that they would like to see greenspace somewhere in the uptown area, not necessarily where Perry's Landing is though.

Council members had a few questions for Mr. Walters and Mr. Easterling to clarify several elements of the plan.

City Council agreed 6-0 to recommend the balance of the plan as is.

ADJOURNMENT

Mr. Smith moved to adjourn the meeting at 7:53 p.m. Seconded by Ms. Materni. Ayes: (6). Nays: (0).

Amber Rathburn, Clerk

Thomas G. Mackin, Mayor