

PLANNING & ZONING COMMITTEE

SEPTEMBER 15, 2021

The meeting was called to order at 5:30 p.m. by Chairman Tim McCarthy. Committee Members present were Cory Kuhlman, Tim McCarthy, and Barry VanHoozen. Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF COMMITTEE MINUTES

There being no objections, the minutes of the August 11, 2021 meeting were approved.

REZONING 12425 WILLIAMS ROAD

The rezoning of 12425 Williams Road from C-4 (highway commercial) to I-1 (light industrial) was the subject of a public hearing held on August 17, 2021. Mr. Walters stated that the most recent occupant of the property was RECO Equipment, which is not dissimilar to Vandalia Rental. Mr. McCarthy, Mr. Kuhlman, and Mr. VanHoozen all agreed it makes sense there and fits the area. The Committee agreed 3-0 to recommend approval of the rezoning request to City Council.

HISTORIC DISTRICT BOUNDARIES UPDATE

Mr. Walters stated that the survey drawing showing the existing boundary of the district was used to identify boundary issues such as excluded parcels and parcels that contained structures that were only partially within the district. Mr. Kuhlman asked why they did this survey. Mr. Walters stated that they would be translating the drawing back into a legal description. Mr. VanHoozen asked about the Elm House. Mr. Walters stated the Elm House requested that their one building in the District be removed, and the HLC didn't find value in leaving that one building. The Committee agreed 3-0 to forward this to City Council.

REZONING O-S TO C-4

The rezoning of Parcel Q61-400-070404030002 from OS (Office and Service) to C-4 (Highway Commercial) located on Eckel Junction Road near Black Diamond was the subject of a public hearing held on September 7, 2021. Josh Schripsema was on Zoom, representing the applicant Simon CRE, and stated that they are looking to provide an amenity in Perrysburg and got community input from Callander Corner residents. Mr. Schripsema stated that the surrounding properties are C-4 and that C-1, 2 and 3 do not attract the same level of use.

Mr. VanHoozen stated that going from OS to C-4 seems like going from one extreme to another. Peter Gwyn, representing Callander Corner residents, stated that the new development should be compatible with residential areas. He asked to leave it as OS or C-1, and that rezoning it to C-4 could do damage to residential properties. Mr. McCarthy stated that he does not know what the right zoning is for it, but C-4 seems too extreme. He noted that C-4, Highway Commercial, is said to be appropriate for areas fronting on major highways, which is not the case here. Mr. Kuhlman said that it would be helpful to know what is going in here and that we would be going from very restrictive to very broad. Mr. Kuhlman stated that he is hard pressed to vote without knowing what will go there.

Mr. Schripsema stated this parcel is an island of office space, that they only work with national credit tenants, and that if they walk away from this property, the interest in this property will decline. He also

stated that C-4 is the highest and best use. Mr. Walters stated that there would be more than 120 feet between property lines and addressing residents' concerns are valid and genuine, but that the change is not inappropriate. Mr. VanHoozen asked how long it has been OS, and Mr. Walters said at least since 2006. The Committee agreed 3-0 to recommend against rezoning the property.

LAND USE PLAN UPDATE

The Land Use Plan Update was the subject of a public hearing held on September 7, 2021. Mr. McCarthy reminded everyone that the City is not going to annex and bulldoze 44 homes. Paul Belazis, President of the Perrysburg Heights Community Association, recapped the public hearing, reminding everyone that they want the Heights to remain a residential community. He also stated that the Perrysburg Heights Community was not made aware it was a target in the Land Use Plan. Mr. Belazis stated a \$500,000 grant received by the Heights was used it to put in sidewalk and lamp posts, repave a parking lot, and for an outdoor pavilion. Mr. Walters said that this whole thing was never intended to be secretive.

There was discussion about bringing in the consultant to do a presentation about the Land Use Plan Update as part of a Council Committee of the Whole meeting, and the City will coordinate with the Heights Association on the date. Mr. McCarthy assured everyone that they would be a part of the process through the end and thanked everyone for coming. Mr. Kuhlman encouraged everyone to follow the City on Facebook and Twitter, and reminded everyone that the Perrysburg City Council meetings are all posted on the City website.

LAND USE PERMITS

As a follow-up to discussion at last month's meeting regarding land use permits for Extra Virgin Food Services, Super Suppers, and 7 Little Cupcakes, Mr. Walters reported that a permit was issued by Wood County before the interior work was done. The County concedes that it should have requested a City land use permit before issuing its permit. Mr. Walters said the businesses are currently existing in conflict with the Code, with two planning and zoning violations. Ms. Kabat stated that food processing is permitted, and is an option available to the businesses. The Committee expressed support for enforcing the Code as written.

OTHER BUSINESS

None.

There being no further business, the meeting adjourned at 8:11 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, Chairman
Planning & Zoning Committee

Next meeting: Wednesday, October 13, 2021 at 5:30 p.m.