

PLANNING AND ZONING COMMITTEE

SEPTEMBER 12, 2018

The meeting was called to order at 5:33 p.m. by Chairman Tim McCarthy. Committee members present were Tim McCarthy, Jonathan Smith, and Becky Williams. Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZENS' CONCERNS

Erik Helin and Wendy Parrish of 505 Elm Street were present to express concerns about the property next door to them at 210 E. Fifth Street being rented out as an Airbnb. They said that every weekend there is a new set of people and sometimes there are 15-20 people at one time. They said that recently there were six cars parked on the street, and sometimes they park the wrong way on the street. Ms. Parrish said the property is being marketed to hold parties and events. Mr. Helin and Ms. Parrish said that they have safety concerns, this is a nuisance, and it is degrading the character of the neighborhood. Mr. Walters said that the Code does not address this situation because it does not fit the definition of a bed and breakfast that is owner occupied, nor does it fit the definition of a hotel. The Committee asked Mr. Walters and Mr. Easterling to look into the rules other communities have about Airbnbs. Mr. McCarthy said that we need to see if this type of use can be defined and then decide if it should be not permitted in residential districts or at least be required to go through the special approval use process.

PUBLIC HEARING FOR REZONING 24859 N. DIXIE HIGHWAY

Mr. Walters stated that the request to rezone the property at 24859 N. Dixie Highway, the proposed site of Ken's Flower Shop, was withdrawn last month. However, the applicant has reconsidered and would now like to continue with the process, so a new date for a public hearing is needed. Mr. Walters stated that based on the requirements to issue the proper notices, the first date the public hearing could be held would be prior to the City Council meeting on November 6, 2018. Mr. McCarthy asked if Mr. Walters foresees acting on the rezoning that same evening. Mr. Walters said that there were no concerns when the rezoning was originally advertised and the applicant has some time constraints, and so he does ask that Council act on the rezoning that night. Mr. McCarthy asked that this item be put on the October committee agenda.

LOT SIZE DISCUSSION

Mr. Walters stated that Steve Mitchell, developer of the Summerfield subdivision, has requested that a new zoning classification be created to allow a single family use on smaller lots. Mr. Mitchell was not present, but has relayed to Mr. Walters that there is a market in Perrysburg for smaller lot sizes with no or relatively small yards to maintain. The property along the eastern edge of the Summerfield subdivision is zoned R-5, which permits two family dwellings. Mr. Mitchell claims that the R-5 zoning is outdated and no one wants to share a common wall anymore. He has asked that an R-6 zoning classification be added; instead of constructing a two family dwelling on a 90' wide lot, he would then be allowed to construct two single family dwellings on 45' wide lots. Mr.

Walters stated that before taking this issue to the Planning Commission, he wanted to get the Committee's thoughts because if there is no support, it is not worth moving the concept forward.

Ms. Williams said that she has no interest in pursuing the idea. Mr. Smith said that he also is not in favor of 45' wide lots. Mr. McCarthy said that he has more misgivings than positives, and he does not have a good feeling about it. The Committee agreed that, although Mr. Mitchell may construct a desirable product, once the zoning classification is created, it is then in the Code and others may not construct a product that is as desirable. Mr. McCarthy said that Mr. Walters can relay to Mr. Mitchell that there is not much interest in this proposal.

SPECIAL APPROVAL USE – PERRYSBURG HIGH SCHOOL

Mr. Walters stated that a special approval use for Perrysburg High School, 13385 Roachton Road, was the subject of a public hearing held prior to the last City Council meeting. The Special Approval Use process has been triggered by a Final Site Plan Amendment to the Athletic Facilities Master Plan pursuant to codified ordinances 1235.04(cc) and 1235.04(yy) to allow construction of a 16' by 12' storage shed. The Planning Commission voted 6-0 to recommend approval at their July 26, 2018 meeting. The request that came before the Planning Commission had been revised from a prior submission. The building materials were changed from all vinyl to masonry on the bottom portion and vinyl at the top. The Committee agreed 3-0 to recommend approval of the Special Approval Use for Perrysburg High School.

OTHER BUSINESS

Mr. Smith requested that discussion regarding Sections 1245.54, 1245.55 and 1245.56 be added to a future committee agenda. He said that he would like to look at the certificate of appropriateness process and appeals to try to make it clearer for the applicant, and to perhaps add a third option for City Council to be allowed to remand the matter back to the Historic Landmarks Commission during the appeals process. Mr. Walters said that he had also received an email from Mr. Matuszak about splitting the certificate of appropriateness approval for demolitions and new construction.

There being no further business, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Tim McCarthy". The signature is fluid and cursive, with the first name "Tim" and last name "McCarthy" clearly distinguishable.

Tim McCarthy, Chairman
Planning and Zoning Committee

Next meeting: Wednesday, October 10, 2018 at 5:30 p.m.