

PLANNING & ZONING COMMITTEE

AUGUST 11, 2021

The meeting was called to order at 5:33 p.m. by Chairman Tim McCarthy. Committee members present were Tim McCarthy and Barry VanHoozen. Cory Kuhlman was absent. Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

LAND USE PERMITS

Mr. McCarthy called attention to an email received from business owner Greg Rufty regarding his objection to obtaining a land use permit after letters were issued by the Planning and Zoning Division. Mr. Walters explained that the land use permit used to be call a certificate of occupancy, but the name was changed to avoid conflict with the certificate that the County issues. He said the land use permit allows the Planning and Zoning Division to verify that the use of the premises matches the zoning for the property.

Mr. McCarthy asked how a new business would know they need to obtain this permit. Mr. Walters said if they inquire about a business license, need a zoning or sign permit, contact the tax division, or have a fire inspection done, they would learn that the land use permit is needed. Also, there is information on the City's website. In addition, if they have to get a building permit from Wood County, the County normally requires an exempt zoning permit from the City.

Mr. Walters said that they had the same issue at this business park about five years ago when a dance studio moved in and the use did not match the zoning. He added that two of the new businesses that have moved into the business park, Super Suppers and Seven Little Cupcakes, do not match the zoning for the property. Mr. VanHoozen said that making cupcakes seems less intrusive than other industrial uses. Mr. Walters explained that it is about compatibility of uses, and also it is an equity and competition issue. Similar businesses could be paying higher rent to be in a properly zoned area. He explained that although Marsha's Buckeyes and Garlic Expressions are located in the business park, they are not retail sites, they are manufacturing. Greg Bade, 26579 Cedarwood Lane, agreed that it is an equity issue and that the businesses are not the same.

Mr. VanHoozen asked where we are at with this issue. Mr. Walters said his office has issued a final notice, which is what prompted the email from Mr. Rufty. Mr. Easterling noted that several years ago a massage business moved near Brodie Optometry. Once they were notified that they did not match the zoning for the property, they were given time to relocate.

Mr. McCarthy and Mr. VanHoozen agreed that we need to find out what the County knew when they issued building permits for these businesses and when they knew it. Mr. McCarthy asked if the property could request rezoning to Planned Business Park. Mr. Walters said he does not think they have the required acreage for that zoning.

Mr. McCarthy asked that Mr. Walters check with Wood County and that his office hold off enforcement until the Committee can discuss this issue again next month. He said these are good businesses, and we need to be delicate. Mr. VanHoozen said that he is not inclined to change the zoning of the property.

EVICTION PROCEDURES

The Committee discussed an email received by Mr. McCarthy regarding a request for the City to adopt new legislative procedures for evictions. The Committee reviewed information provided by the Court showing that in the last two and a half years, 99 evictions were filed within City limits with less than half of them granted. The Committee agreed 2-0 to recommend that the City take no action on this request. They felt that these procedures might be needed in certain larger cities, but based on the volume we have in the City of Perrysburg, they do not see the need to create this process.

There being no further business, the meeting adjourned at 6:40 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, September 8, 2021 at 5:30 p.m.