

PLANNING AND ZONING COMMITTEE

AUGUST 8, 2018

The meeting was called to order at 5:30 p.m. by Chairman Tim McCarthy. Committee members present were Tim McCarthy, Jonathan Smith, and Becky Williams. Also present was Brody Walters, Planning and Zoning Administrator.

Mr. Walters explained to the Committee that normally public hearings are not held before Planning and Zoning Committee meetings. However, it does meet all the requirements, and it was done in an effort to assist the applicant on a rezoning request for 24859 Dixie Highway by cutting a few weeks off of their timeline. Mr. Walters said that he received a message late in the afternoon that the applicant has withdrawn their request for that rezoning, so that public hearing is cancelled.

PUBLIC HEARING REGARDING CODE AMENDMENT TO CHAPTER 1250.48 MAXIMUM WALL COVERAGE ON THE EXTERIOR WALL MATERIALS CHART

City Council members Deborah Born, Jim Matuszak, and Barry VanHoozen were also present for this public hearing. Mr. Walters explained that a Code Amendment was done in 2009 to update the building material percentages for all zoning districts. A chart indicating these percentages was sent to the codifier. It was recently discovered that the chart that appears in the online version of the Codified Ordinances does not contain the percentages for C-1 zoning districts. The print version of the Codified Ordinances contains the correct percentages, only the online version does not. Dave Creps, Clerk of Council, researched the issue and said that the cleanest way to resolve this issue would be to go through the Code Amendment process and send the codifier a new chart. Mr. McCarthy commented that this is a housekeeping issue.

PERRYSBURG PET LODGE SPECIAL APPROVAL USE

Mr. Walters explained that the Perrysburg Pet Lodge was granted a Special Approval Use by City Council on August 23, 2016. As part of the Special Approval Use process, a schedule was approved for times the dogs would be outside. Miranda Rexer, 560 Perry Drive, pointed out that the Pet Lodge was operating outside their approved schedule. Neighbors met with representatives of the Perrysburg Pet Lodge and all parties have agreed to a revised schedule and additional landscaping to be planted. A copy of the agreement labeled as Exhibit A and Exhibit B is attached hereto and made a part of these minutes. Mr. McCarthy asked if the Pet Lodge is okay with the schedule. Mr. Walters said that Mr. Goodell from the Pet Lodge brought it to him, and his signature is also on the agreement. Mr. McCarthy and Ms. Williams recommended that City Council amend the Special Approval Use to include Exhibit A and Exhibit B. Mr. Smith abstained due to a conflict of interest.

COMMITTEE PROCESS (KAIZEN)

Mr. Walters explained that the Planning and Zoning Division recently went through the Kaizen process with the goal to be more efficient in terms of time and money with submittals. He distributed a handout showing the current timeline and the proposed timeline. He explained that they are proposing changing the submission dates for

Planning Commission, Historic Landmarks Commission, and the Board of Zoning Appeals to the same date. This will save seven days on the front end of the process. If City Council were to vote on the same night of a public hearing, that would save two to three weeks on the back end of the process. Mr. Walters said that City Council can choose to send something to the Planning and Zoning Committee if they wish, but it would not happen by default. Mr. McCarthy said that some of the more controversial items would still need to go to the committee. Mr. Walters said they have also changed the process for plan review by the City divisions in an effort to expedite the process. These were informational items and no action was taken.

There being no further business, the meeting adjourned at 6:31 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 and Zoning Committee

Next meeting: Wednesday, September 12, 2018 at 5:30 p.m.

Exhibit A

Perrysburg Pet Lodge & Spa

399 W. Boundary Street

Perrysburg, Ohio 43551

Daycare Schedule:

~~7-8:30~~ ^{8:30} 6:30-8:30 - Potty Breaks Only Individual

~~8:30-9:30~~ - Outdoor Potty

10:30-11:30 - Outdoor Potty

1:30-2:30 - Outdoor Potty

3:30-4:30 - Outdoor Potty

5:30-6:30 - Potty Breaks Only (closing down building)

6:30 CLOSED

Within 30 days the complete north property line fence will have 6ft mature Green Giant Arborvitae. Each tree should be planted 4ft approximately from the split rail fence - approx. 160 total trees - This adjustment in hours and additional of the tree line, approximately 337 feet. This will resolve the issue between Perrysburg Pet Lodge and William Rexer + Miranda Rexer. And no further contact with the City of Perrysburg.

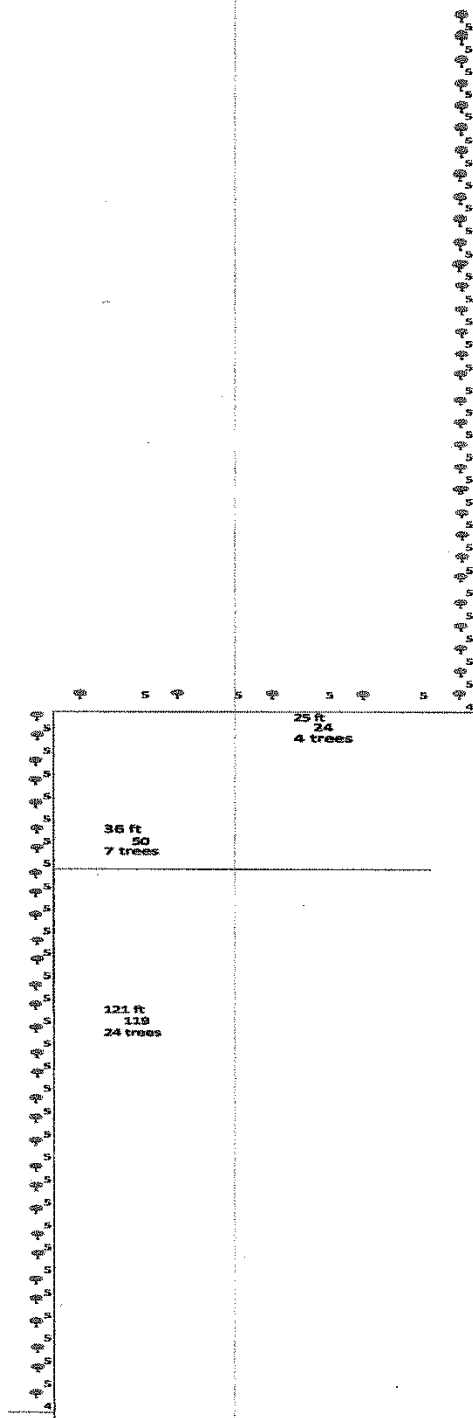
Don Dordel 8-1-18

Will Rexer 8/1/18

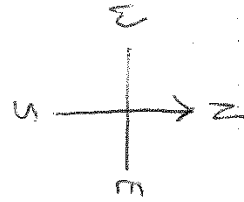
Miranda Rexer

Proposed Tree Line

Exhibit B



155 ft
154
31 trees



* 6 ft mature Green Giant Arborvitae from North Branch nursery, planted by Greg.
Wholesale \$82.80 each

* Trees planted along the perimeter of the entire property line. (white fence of our neighbors to the end of the split rail fence at West Boundary.

* Each tree should be planted 4 ft away from our fence so it doesn't end up damaging our fence.

* Each tree should be 5 ft from base to base.

~ 66 total trees

x \$82.80 wholesale cost

\$5,464.80