

PLANNING & ZONING COMMITTEE

JULY 8, 2020

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, Laura Alkire, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

PARKING LOT REPAIR/MAINTENANCE

Mr. Easterling reported that the Planning and Zoning Division currently has two issues they are dealing with involving portions of parking lots being torn out and replaced without a permit. One is at Perrysburg High School and the other is at the Country Charm Shopping Center. There was discussion about the Code being silent with regards to repairs or maintenance of parking lots. Mr. Easterling stated that to give some relief to business owners who want to fill potholes or cracks in their parking lot, the Planning & Zoning Division has used Section 1250.51(g), which addresses driveway repairs and allows up to 10% to be replaced and be considered maintenance. If the owner doesn't do that, according to Section 1260.02, a Site Plan would have to go to the Planning Commission and the parking lot would have to be brought into full compliance with the Code.

Mr. McCarthy asked how the parking lot at Country Charm is non-conforming. Mr. Easterling said there are no landscape islands, and Mr. Walters added that there is also no buffering from the residential area across the street. Ms. Alkire said that the City has been more generous than the Code allows, and we need to either provide language in the Code allowing maintenance for parking lots or require them to go through the Site Plan process. Mr. VanHoozen said that he has chosen not to participate in this discussion because he is a tenant at Country Charm. The Committee agreed 2-0 to refer language to the Planning Commission that would treat parking lots the same as driveways with reference to repairs and maintenance.

HENS

Mr. McCarthy stated that if the Committee decides to move forward with permitting hens, it is a Code Amendment and would have to go to the Planning Commission. He said that he viewed the process that was approved in 2017 as a trial run, and he thinks it's been going well, with a couple of bumps. He said he is in favor of referring it on to the Planning Commission. Krista Kiessling, 947 Maple Street, said that she did some informal polling, and there are some people still interested in getting them, but she does not think there will be more than a dozen families that want to keep chickens. She added that she personally has three left, and even if this is approved, they will not be replacing theirs. Kevin Rantanen, 925 Locust Street, said that his neighbor had them

and there were no issues. The Committee agreed 3-0 to refer the matter to the Planning Commission.

OTHER BUSINESS

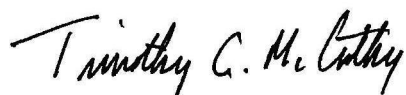
Mr. Kuhlman asked that a future agenda item be the consideration of changing Planning and Zoning items that are in the criminal code to civil penalties that could be handled in civil court. Mr. McCarthy said that the former Prosecutor recommended doing that. Ms. Alkire said that she met with the Judge and Prosecutor early last year, and the Judge was open to it and the Prosecutor was also in favor of it.

Mr. Rantanen said that he planted 10-15 arborvitae along the property line for a customer last year, and the customer received a letter about the height of the arborvitae. He said that government is overstepping its boundary, and he wants this regulation deleted because it is not a problem.

Ms. Alkire updated the Committee on the status of a couple of outstanding Planning & Zoning cases.

There being no further business, the meeting adjourned at 6:38 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, August 12, 2020 at 5:30 p.m.