

PLANNING & ZONING COMMITTEE

MAY 4, 2022

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

CITIZEN'S CONCERNS

None.

APPROVAL OF PRIOR MONTH'S MINUTES

There being no objections, the minutes of the April 6, 2022 meeting were approved 3-0.

PROPOSED CODE AMENDMENTS – SECTION 1215.02 AND SECTION 1225.08

A proposed amendment to Section 1215.02 would create two new land use definitions: “Catering – on premise” and “Catering – off premise.” An amendment to Section 1225.08 would amend the land use chart to include the two new use definitions and designate their uses as either permitted, special approval use or prohibited in each zoning category.

Ms. Sandretto noted that the proposed Code amendments would prohibit what is currently happening at Mr. Rufty’s businesses as they exist. Mr. Walters stated that the retail component of Mr. Rufty’s business is the non-conforming issue. He also added that, from an economic development standpoint, allowing retail uses there means one less industrial user the City is able to house because there is someone inappropriately doing commercial business in an industrial location.

Mr. Kuhlman wanted to know if considering this makes the City more or less business friendly. Mr. McCarthy will speak with Mr. Rufty about this matter. Ms. Sandretto would like to not allow a drive-thru window with this legislation. Mr. McCarthy requested that this be on the agenda again for the next Planning and Zoning Committee meeting. Mr. Walters stated that the synergy of the small businesses at this location is great, it is just the retail component that is an issue.

SPECIAL APPROVAL USE – LANDMARK FEATURE/SIGNAGE

Waterhouse Bath & Kitchen Studio, 125 E. Indiana Avenue, is proposing to paint a large (16.5 feet by 30 feet) wall mural on the east façade of the storefront that faces the Speedway gas station. Amy Siders, Showroom Manager of Waterhouse Bath & Kitchen Studio, stated that they chose that side of the building because it is completely smooth, with no windows, pipes, or low hanging wires, as is the case on the other side of their building. Ms. Siders shared that they would be partnering with Sherwin Williams on this project, using an anti-graffiti sealant that would allow the mural to last 15-20 years. Ms. Siders plans to ask Perrysburg High School honors art students, as well as Frank Elementary art classes, to be a part of the mural and to keep the community involved. The Committee agreed 3-0 to recommend the approval of this, as an emergency, to City Council.

REZONING REQUEST – PARCEL Q61-400-090105001000

The applicant is requesting a rezoning from C3 (Community Shopping) and C4 (Highway Commercial) to RM (Multiple Family Residential). At its March 31, 2022 meeting, the Planning Commission recommended approval of the rezoning request from C3 and C4 to RM for Parcel Q61-400-090105001000, Ayes: (5) and Nays: (0). Mr. McCarthy stated that we would be taking 16 acres away from potential commercial development. Mr. Walters answered that the shopping plaza in front of this land, which contains China City Buffet, has struggled to attract commercial retailers due to its poor visibility. The effort would be best to put rooftops near these businesses to help them survive. The proposed Land Use Plan calls for a mixture of commercial and residential in this area.

Rob Shouhayib, Choice Development, stated that they own and manage Preston Gardens, Lakes at Woodmont, and Owens Lake Commons. They have been in the Toledo area since 1985 and know the market well and that this property could easily absorb high quality rentals. Mr. Shouhayib added that they are unsure of exactly how many apartments just yet, as they are still studying the design aspect of it. Mr. Kuhlman asked if they do any nightly AirBnb rentals at their properties and Mr. Shouhayib answered that they do not. The Committee agreed 3-0 to recommend the approval of this, as an emergency, to City Council.

REZONING REQUEST – PARCEL Q61-400-090105008000

The applicant is requesting a rezoning from C4 (Highway Commercial) to RM (Multiple Family Residential). At its March 31, 2022 meeting, the Planning Commission recommended approval of the rezoning request from C4 to RM for Parcel Q61-400-090105008000, Ayes: (5) and Nays: (0). The Committee agreed 3-0 to recommend the approval of this, as an emergency, to City Council.

REZONING REQUEST – PARCEL Q61-400-090105003000

The applicant is requesting a rezoning from C4 (Highway Commercial) to RM (Multiple Family Residential). At its March 31, 2022 meeting, the Planning Commission recommended approval of the rezoning request from C4 to RM for Parcel Q61-400-090105003000, Ayes: (5) and Nays: (0). The Committee agreed 3-0 to recommend the approval of this, as an emergency, to City Council.

REZONING REQUEST – PARCEL Q61-400-090105002000

The applicant is requesting a rezoning from C3 (Community Shopping) and C4 (Highway Commercial) to RM (Multiple Family Residential). At its March 31, 2022 meeting, the Planning Commission recommended approval of the rezoning request from C3 and C4 to RM for Parcel Q61-400-090105002000, Ayes: (5) and Nays: (0). The Committee agreed 3-0 to recommend the approval of this, as an emergency, to City Council.

There being no further business, the meeting adjourned at 6:17 p.m.

Respectfully submitted,



Tim McCarthy, Chairperson
Planning & Zoning Committee

Next meeting: Wednesday, June 1, 2022 at 5:30 p.m.