

## **PLANNING & ZONING COMMITTEE**

**APRIL 6, 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 March 2, 2022 meeting were approved 3-0.

### **REZONING REQUESTS – 940 AND 950 WESTBROOK DRIVE – P (PARK) TO RM (MULTIPLE FAMILY RESIDENTIAL)**

940 Westbrook Drive is approximately .511 acres and currently contains a multi-family apartment building that was built in 1970. The adjacent property at 950 Westbrook Drive is approximately .466 acres and currently contains a multi-family apartment building that was built in 1970. Mr. Walters believes that this was an oversight or error in 2007 when it was rezoned to Park area. The requesting rezoning would make these two properties compliant with their current uses. The Committee agreed 3-0 to recommend approval of the two rezoning requests for 940 and 950 Westbrook Drive.

### **REZONING REQUEST – 941 WESTBROOK DRIVE – R-3 (SINGLE FAMILY RESIDENTIAL) TO RM (MULTIPLE FAMILY RESIDENTIAL)**

941 Westbrook Drive is approximately .257 acres and currently contains a 4 unit, multi-family apartment building that was built in 1971. This parcel has been zoned Single-Family Residential for as long as available records indicate. Mr. Walters, as well as the Planning Commission's, recommendation is to have that remain as R-3 Single-Family. The structure can continue being used as legal non-conforming, but, in the event of significant damage, would have to be rebuilt as a Single-Family residence.

Mr. Kuhlman pointed out that the Land Use Plan mentions that the City is lacking affordable rentals or multi-family housing. He believes that if there is a need for this type of housing, he hesitates to not allow it to continue to be used as it has been for years. Mr. Walters noted that it can continue its use without being rezoned, but the replacement factor is a risk. All three of the properties on Westbrook were purchased by the same person, as a package. Mr. McCarthy stated he is not inclined to overrule the Planning Commission, unless there is a compelling reason to do so. The Committee agreed 3-0 to deny the request rezoning of 941 Westbrook Drive.

### **UPDATE ON HISTORIC DISTRICT**

Ms. Sandretto explained that the Historic District Ordinance states that the City, by legal description of the Historic District and by designating listed properties outside the District, establishes what are the historic properties in the City of Perrysburg. The zoning maps have the Schaller building, the Engineering building, the Spafford House, and the property with Fort Meigs

on it recognized as historic properties, but they are not listed in the Ordinance itself as they should be. There has to be a Public Hearing to categorize them as historic properties. The Public Hearing will occur on May 3, 2022.

### LAND USE PLAN UPDATE

Mr. McCarthy asked Mr. Walters to give the Committee a short presentation on the more significant parts of the Land Use Plan, not including The Heights. The Land Use Plan is used to examine development patterns within the City and is also used as the City's blueprint for how and where the City should grow in the future.

Jeff Blanker, American Steel Treating Inc., asked what the City would consider for their property on Sixth Street. Their property is included in a focus area in the Land Use Plan identified as Boundary Crossings at the corner of West Boundary and Indiana with AST being in the southeast corner. He wants to be a good neighbor and is trying to consider offers to purchase the property that are not industrial uses. Mr. McCarthy asked whether the vision for that area in the Land Use Plan is really feasible, as he does not know of any private developer that would buy that property for a greenspace. Mr. Blanker stated that he has an interested buyer who wants to turn the property into a senior living or assisted living community. Mr. Walters stated that City is not necessarily underserved in senior living facilities.

Mr. Walters commented that a lot of people believe Downtown Perrysburg does not begin until after one crosses the railroad tracks. The idea behind the Land Use Plan is to draw downtown as far as possible, likely to 5<sup>th</sup> Street. Mr. Kuhlman asked what would be the action plan for the City to make the Boundary Crossings concept a reality. Mr. VanHoozen stated that the City is not proactive in purchasing and building parks, and that it is usually donated land. Mr. VanHoozen added that rather than developers donating a small piece of land, we should begin collecting the financial resources instead. Mr. Walters mentioned that CIC is underutilized and could be used to acquire properties.

Mr. McCarthy believes that it is an ambitious plan and there are a lot of hurdles, but it would be nice to see the plan for Boundary Crossings happen. Mr. Kuhlman likes the vision, but the City needs to be proactive. Mr. Walters stated that as they see the direction it is going, City Council could initiate rezoning property to keep things moving in the direction that is more aligned with the plan. Mr. Blanker stated that the owner of the AST property is looking to dispose of the whole property and to do so quickly. He has avoided industrial opportunities while trying to sell the property. Mr. Easterling suggested that Mr. Blanker could list the property as Industrial with a City supported rezoning tag included.

The Heights is hoping for approximately a one advance month notice before the meeting where the Land Use Plan is discussed in regards to them. The Committee agreed that the third option for The Heights should be drafted or at least that they should be prepared to discuss all three options. Mr. McCarthy thinks that there should be a Committee of the Whole meeting with all of Council.

OTHER BUSINESS

None.

There being no further business, the meeting adjourned at 6:44 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, Chairperson  
Planning & Zoning Committee

**Next meeting: Wednesday, May 4, 2022 at 5:30 p.m.**