

PLANNING & ZONING COMMITTEE

NOVEMBER 10, 2021

The meeting was called to order at 5:37 p.m. by Chairperson Tim McCarthy. Committee members present were Tim McCarthy, Barry VanHoozen, and Cory Kuhlman. Mr. Kuhlman left the meeting at 7:32 p.m. Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

There being no objections, the minutes of the October 13, 2021 meeting were approved.

LAND USE PLAN UPDATE

Paul Belazis was present via Zoom and asked that the Committee as quickly as possible make a recommendation whether to include the Heights in the Land Use Plan or not, and that they deserve to have an answer. He stated that there is a lot of anxiety surrounding this and they would like an answer. Mr. McCarthy said that he would move to remove the Heights as a focus area from the Land Use Plan. He does not think it is right to include a plan for them when they are not even a part of the City. Mr. Kuhlman agreed with Mr. McCarthy, although he is concerned about removing the Heights altogether from the Land Use Plan. He agrees to remove it as a focus area, but it would be wise to label it as a Legacy Community. Mr. McCarthy agreed and stated that he should have made that a part of the motion.

Mr. VanHoozen wanted clarity about whether Mr. Belazis wants the Heights removed as a focus area or entirely removed from the Land Use Plan. If they were left in the plan, they would be labeled Residential Legacy. Mr. VanHoozen understands that they want to be left alone, but is also concerned that more commercial properties will infringe on the Heights, as has been happening.

Mr. Walters differed on removing the Heights as a focus area. He believes the greatest assurance the City can provide is a defensible document for future Councils, future developers, and court if it ever comes to that. Mr. Walters recommends to go back to the drawing board and spend time on that focus area because taking the Heights out of the plan does not achieve their goal, if their goal is to protect the neighborhood. Mr. Easterling added that this would give residents a chance to give input on what their vision is for their own neighborhood.

Mr. McCarthy believes that there is not a great level of trust out there now, in regards to the Heights and the City. Mr. Belazis' suggestion is to take the Heights out of the Land Use Plan and make it a legacy neighborhood. If there are additional protections that could be put in place to protect future development, Mr. Belazis would love to sit down with Mr. Walters and talk with him about that.

Leah Delao, 25614 Broad Street, stated the Heights should not be included as part of the City's plan, but somehow protected. Change is inevitable for anything, but it should naturally happen on its own. Mr. Kuhlman had earlier suggested that the Township should be brought into discussion about the Heights, and Ms. Delao said she is willing to be that transparent voice of the Heights between the Township and the City. They want to preserve the neighborhood, as it is a good opportunity for Perrysburg to be progressive and provide lower income homes. They do not want

to be a part of the City plan, but want to come up with something to protect, like Mr. Walters had mentioned earlier.

George Thomas works for the Fair Housing Center, serving Lucas and Wood Counties. Mr. Thomas wanted to reconsider aspects of the Land Use Plan with three main suggestions: One is to consider more multi-family housing throughout the Land Use Plan, including more affordable housing. Two is the need for more public transportation and connecting to other public transit in the metro area. Three is that the Land Use Plan does not necessarily consider access for persons with disabilities. Mr. Thomas' overall request is to highlight inclusion and diversity from a Fair Housing perspective. Mr. Walters pointed out that the Land Use Plan is the first step in developing a Comprehensive Plan, the text of which addresses some of the matters raised by Mr. Thomas.

Theresa Acocks, 400 East Fifth Street, wants to know if a Heights resident is wanting to sell their property and contacts the City for annexation, does the City have to say yes to that and can there be a moratorium on sales. She believes there should be a separate and specific plan for the Heights. Mr. McCarthy commented that he respects the rights of individual property owners to sell their property if they wish, and the government should not take that away.

Todd France, 804 Streamview Drive, is a member of PRAC but not representing them. They unanimously voted on the property between McKinley Woods and Brookhaven to encourage the development of it into a City park. He thinks non-motorized paths would be beneficial to the City of Perrysburg. Mr. McCarthy thanked Mr. France for his input and mentioned that Council members have been wanting a park on that side of Perrysburg for a while. Mr. Walters' hope is to collect enough money from new developments to create a larger park, rather than many pocket parks, and to invest in the parks that we already have.

CODE AMENDMENT CHAPTER 1250.42 – FENCES, WALLS, STRUCTURAL SCREENS, HEDGES, AND SCREEN PLANTINGS

Mr. Walters reviewed the document with the Committee members. He stated that the chart is organizationally correct and told the Committee members that their homework assignment was to look it over and come back with questions during the next Planning and Zoning Committee meeting.

CONEX BOXES

Mr. Walters stated that the draft is not ready to be reviewed this evening, but that the intent is to regulate them. Mr. Walters and Mr. Easterling gave some examples of where Conex boxes are located so that the Committee members had a better idea of what they were referring to. Conex boxes would be allowed on a temporary basis, but could not be a permanent structure.

OTHER BUSINESS

Mr. Kuhlman left the meeting at 7:32 p.m.

Matt Temby, 10979 South Lakes Drive, came to the Committee with a request in regards to his business Vault Health & Fitness, located at 117 East 2nd Street. Mr. Temby attended tonight's meeting in hopes to gain sponsorship for amending the zoning code specifically for gyms. Mr. Walters had previously met with Mr. Temby on this matter. Mr. Temby stated that Perrysburg has several Office and Service (OS) zoning locations and that a location he is considering 13107 Roachton Road has been zoned OS. They want to be able to put a larger facility on the property

than the zoning code currently allows, as the gym could not exceed 4,000 square feet. He pointed out that there is a market for gyms in the 10,000-12,000 square foot range. This could also allow other gyms to expand their operations in the future. The Committee agreed 2-0 to refer this to Planning Commission.

Greg Bade, 26579 Cedarwood Lane, believes that people should not be able to build their fence within three feet of the sidewalk, and that this should be a proposed code change. He has seen many fences right at the sidewalk line, and with new construction, this could take effect. Mr. Bade asked that moving forward the City should get the fences off the sidewalks for the children using them. Mr. McCarthy asked Mr. Walters and Mr. Easterling to put their heads together on what could be done about this matter.

Bernard Barr, 955 Pine Street, has a business at 12310 Grogan Drive with several Conex boxes on the property. Mr. Barr stated that when he purchased the Grogan Drive property it was zoned Industrial with the Township, but the City has since taken over it and he is no longer in compliance. Mr. McCarthy asked if he has been cited by the City and Mr. Barr answered that he has received letters. Mr. Easterling stated that with this particular property, several of the Conex containers have been there since the property was annexed in, which they see no issues with. The newer containers are being used as an accessory structure and need to receive a permit through the Planning Commission. There is also a building materials issue, as 100% metal structures are not allowed in any Zoning district within the City. The City wants to see buildings being built in the Industrial Park that meet the requirements and go through the necessary processes.

There being no further business, the meeting adjourned at 8:27 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, December 8, 2021 at 5:30 p.m.