

PLANNING COMMISSION MEETING

JULY 29, 2021

The meeting was called to order at 7:00 p.m. by Craig Pickerel. Commission members present were Greg Bade, Mayor Mackin, Craig Pickerel, Rob Vela Jr., and Becky Williams (5). Andy Lorenz and John Wellstein were absent (2). Also present were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF MINUTES

Ms. Williams moved to approve the minutes of the June 24, 2021 meeting as written. Seconded by Mayor Mackin. Ayes: (5). Nays: (0).

ADMINISTRATOR'S REPORT

No report.

***Special Approval Use
Nova Bitner LLC
126 W. Front Street***

APPLICANT/OWNER/DEVELOPER

Sarah Bitner, LMT
119 W. Second Street/126 W. Front Street
Perrysburg, OH 43551

REQUEST

Chapter 1225.08 – Land Use and Base Zoning District Table
Chapter 1235.02(d) – SAU – Standards

PROPERTY LOCATION & DESCRIPTION

Location: The subject property is located on the southwest corner of West Front Street and Burlingwood Drive within the current business (Karuna House).

Property Size: 0.1591 acres

Parcel: Q61-000-901208009000

Zoning: C2 – Central Business

BACKGROUND

The Karuna House opened in 2018 as a business that focuses on therapies for the mind and body. They are seeking the addition of a licensed massage therapist (Sarah Bitner) to the practice. Ms. Bitner is a massage therapist licensed by the State of Ohio. A copy of the state issued license was provided and there waves the specific requirements set forth by Chapter 1235.04(u).

ANALYSIS

This particular Special Approval Use does not provide “specific conditions” for approval so this application will only be subject to the “general conditions” for special approval uses which are as follows:

SPECIAL APPROVAL USE

General Requirements

Ch.1235.02(d)

1. The establishment, maintenance or operation of the special approval use will not be detrimental to or endanger the public health, safety, or general welfare or the natural environment.
2. The Special Approval Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor shall it substantially diminish and impair property values within its neighborhood.
3. The establishment of the Special Approval Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The Special Approval Use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this Chapter.

Notes:

1. Chapter 1235.04(u)(4) listed exemptions to the special requirements for a Special Approval Use (SAU). Section 1235.04(u)(4)(B) states that due to all massage therapists being licensed by the State of Ohio Medical Board, Nova Bitner LLC

would be exempt from the specific SAU special requirements for Massage Establishments but would still be subject to the general requirements.

RECOMMENDATION

The Planning and Zoning Administrator has reviewed the application for Special Approval Use for Nova Bitner LLC. It has been found that the applicant has met the necessary requirements to be granted a Special Approval Use for a massage establishment at this location and therefore requests that Planning Commission approve the Special Approval Use for Nova Bitner LLC.

Mr. Easterling reviewed the above Staff Report regarding the Special Approval Use for Nova Bitner LLC at 126 W. Front Street. Sarah Bitner was present. Mr. Vela asked if any comments had been received from neighboring property owners, and Mr. Easterling added just general questions. There were no further comments or questions from the Commission, nor the public.

Mr. Bade made a motion to approve the Special Approval Use for Nova Bitner LLC at 126 W. Front Street. Seconded by Ms. Williams. Ayes: (5). Nays: (0).

Preliminary & Final Site Plan Oak Bend Church 11275 Eckel Junction Road

APPLICANT/OWNER/DEVELOPER

Project Name: Oak Bend Church – Preliminary & Final

Location: 11275 Eckel Junction Road

Zoning: INS – Institutional Uses

Applicant(s):

Land Use: Institutional Use

Parcel(s): Q61-400-170000049000

Request: Preliminary and Final Site Plan Review

PRELIMINARY & FINAL SITE PLAN CHECKLIST

Land Use		Permitted	Special Approval	Not Permitted
1225.08	Land Use Type	x		
Dimensional		Compliant	Non-Compliant	Not Applicable
1230	Front Setback	x		
1230	Side Setback	x		
1230	Rear Setback	x		
1230	Lot Coverage	x		
1230	Height	x		

1230.03(a)	Height Variance from BZA			
1230.03(b)	Features above max height (exemptions)			
Parking		Compliant	Non-Compliant	Not Applicable
1250.02(t)	Parking Lot Location	x		
1250.02(r)	Parking Relief			x
1250.03	Parking Quantity	x		
1250.05(b)	Parking lot design/layout	x		
1250.05(c)	Wheel Stops	x		
1250.05(f)	Location of Driveways	x		
1250.06(a)(5)	Parking Lot Screening (near residential)	x		
1250.06(a)(7)	Parking Lot Surface Material	x		
1250.06(b)	Parking Space Sizes	x		
Landscape		Compliant	Non-Compliant	Not Applicable
1250.11	Planting Plan	x		
1250.11(a)(1)	Landscape Architect (stamp/sign)	x		
1250.11(a)(3)	Planting Schedule	x		
1250.13(g)	Tree size (8' height, 2 1/2" caliper min)	x		
1230	Minimum Landscape Percentage of parcel	x		
1250.18(a)	Min. Landscape Percentage of Parking Lot (6%)	x		
1250.17(b)	Parking Lot landscape primarily shade trees	x		
1250.17(c)	Planting areas dispersed through parking lot	x		
1250.19(b)	5' landscape strip between parking lot and P/L	x		
1250.19(c)	1 tree for each 8 parking spaces	x		
1250.19(d)	Landscape island = 1 per ea. 10 parking spaces	x		
1250.19(d)	Shade trees located in islands	x		
1250.20	10' landscape strip between R/W and parking	x		
1250.20(d)	Hedge within 10' landscape (min 1.5' height)	x		
1250.27	Berms/Earth Mounds (if required)			x
1250.42	Fence/Screen Requirement (height & location)	x		
1250.43	Lighting (height & direction)	x		
Building Design		Compliant	Non-Compliant	Not Applicable
1250.44	Screening of Rooftop Mechanicals			x
1250.48	Building Material (allowable percentages)	x		
1250.481(a)	Customer entrance facing each street frontage	x		
1250.481(b)	Recesses/projections if > 100' in length		x	
1250.481(d)	Façade to have color/texture/material change	x		
1250.481(e)	Rooflines to change at least every 100'		x	
1250.481(f)	Façade colors – low reflectance and neutral	x		
1250.481(g)	Building trim to be non-illuminated	x		
Drives & Access		Compliant	Non-Compliant	Not Applicable
1250.51(a)	Driveway access onto public or private street	x		
1250.51(a)(2)	Drives enter perpendicular	x		
1250.51(a)(3)	Driveway grade less than 10%	x		
1250.51(a)(6)	Driveway – at least 100' from an intersection	x		
1250.51(a)(6)	Driveway – at least 80' from other driveways	x		
1250.51(c)	Driveway – alignment with existing drives			x

1250.53	Deceleration Lanes if use > 1,000 trips per day			x
Sidewalks		Compliant	Non-Compliant	Not Applicable
1250.56(a)	Sidewalks across all frontages	x		
1250.56(a)	Sidewalks from R/W to entrance		x	
1250.56(a)	Sidewalk material through drive aisles	x		
Dumpster		Compliant	Non-Compliant	Not Applicable
1250.57	Waste Receptacle - Location		x	
1250.57	Waste Receptacles to be consolidated		x	
1250.57	Waste Receptacle – design/materials		x	
Acc. Buildings		Compliant	Non-Compliant	Not Applicable
1250.61(a)	Accessory Building – Location (rear yard)	x		
1250.61(b)	Accessory Building – ≥ 5' from side or rear P/L	x		
1250.61(b)	Accessory Building – ≥ 10' from main structure	x		
1250.61(d)	Acc. Building – Height (20' or main structure)	x		
1250.61(f)	Accessory Building – Size Limit (5% of lot size)	x		
Traffic Study		Compliant	Non-Compliant	Not Applicable
1255.04	Traffic Study – if more than 100 trips/peak Hr.			x
1255.04	Traffic Study – if more than 750 trips per day			x
Miscellaneous		Compliant	Non-Compliant	Not Applicable
1260.15(a)(1)	Plan doesn't impeded normal development	x		
1260.15(a)(2)	Existing landscape preserved (as possible)	x		
1260.15(a)(5)	Emergency vehicle access to structures	x		
1250.26	Wall Location (if required)			x

Notes:

2. The overall length of the rear of the building is just under 104'. The Code requires that buildings that exceed 100' in length must utilize recesses and projections to help reduce the perceived size and scale of larger buildings.
3. The site plan does not indicate any trash receptacle on site. If no exterior trash facilities are provided this requirement would be met but in the event that an exterior trash facility is planned further information would be required regarding the location and construction methods of the enclosure.
4. There is no sidewalk shown connecting the public walk to the entrance.

Recommendation:

The Planning & Zoning Deputy Administrator recommends approval based on the following conditions:

1. Show sidewalk connecting the public walk to the front door.
2. Clarify details regarding trash receptacles with the Planning Commission.

Mr. Easterling reviewed the above Staff Report regarding the Preliminary & Final Site Plan for Oak Bend Church at 11275 Eckel Junction Road. Kevin Koluch, Oak Bend Church, and Sharon Schultz, EDGE, were present on behalf of the application. Ms. Schultz noted that a revision was recently sent in noting the sidewalk connecting the public walk to the front door, and Mr. Koluch stated that the church does not have dumpsters on site, as they utilize private toters. Mr. Easterling confirmed that trash receptacles would need to be screened by landscaping or fencing. There was a brief discussion about shifting the middle landscape island that is closest to the building down so that it aligns with the other landscape island that is nearby. Mayor Mackin said that he appreciates the fully submitted landscape plan. Dan Hoca, 390 Bridgeview, confirmed the scope of the proposed work, and stated that he is in favor of the parking lot enhancement. There were no comments or questions from the Commission, nor the public.

Mr. Bade moved to approve the Preliminary & Final Site Plan for Oak Bend Church at 11275 Eckel Junction Road per the recommendation in the Staff Report and as discussed by the Planning Commission with regards to moving the middle landscape island to align, and screening the trash receptacle. Seconded by Ms. Williams. Ayes: (5). Nays: (0).

Rezoning Request

OS (Office and Service) to C-4 (Highway Commercial)

Parcel Q61-400-070404031002 and

Parcel Q61-400-070404030002

APPLICANT/OWNER/DEVELOPER

Adiba Jurayeva / Josh Schripsema
Simon CRE
6900 E. 2nd Street
Scottsdale, AZ 85251
Adiba.jurayeva@simoncre.com
Joshua.schripsema@simoncre.com
O: (480) 745-1956

REQUEST

Chapter 1285- Changes and Amendments

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the north side of Eckel Junction Road immediately west of Callander Court housing area. This property is also located immediately north of the signalized light on Eckel Junction Road at the entrance/exit to Costco. This rezoning request is accompanied by a proposed parcel split (documents attached). The current

rezoning request would apply to the newly created parcel shown to be 1.8330 acres in size and just west of the existing entrance drive. Due to the parcel split not being recorded at this time any approval for a rezoning should be subject the creation of the parcel via the required recording process with the County. The portion of the existing parcel that this lot is proposed to be created from is currently zoned "OS" Office and Service and the proposed zoning category is "C4" Highway Commercial.

Adjacent zoning:

1. North: "OS" – vacant land / Black Diamond Landscaping
2. East: "C4" – Tolson Shopping Plaza
3. South: "C4" – Costco / Buckeye State Bank
4. West: "RM" – Callander Court - residential

The area of this proposed property is approximately 1.8 acres.

BACKGROUND

This property has been zoned OS (Office and Service) for many years. OS is perhaps one of the rarest and most restrictive zoning classifications available. Due to the uniqueness of uses that are permitted to exist in the OS zoning category this property has not drawn the same development attention that similarly situation properties nearby have over the years. It is expected that a rezoning to C4 (Highway Commercial) would significantly increase the desirability of this property.

ANALYSIS

The City recently began the process of updating its Land Use Plan and while the final plan has not yet been adopted by the city, the initial draft has indicated a proposed use classification of "Commercial Mixed Use." This classification is not anticipated to change as part of any upcoming revisions or amendments.

Per Ch. 1220.03, C4 zoning is defined as areas fronting on major highways and utilized for all types of businesses, especially those that serve the traveling motorist and patrons throughout the community.

The following uses are permitted uses or allowed with a Special Approval Use (SAU) within **C-4 Highway Commercial**.

- Animal Services (outdoor)
- Animal Services (indoor)
- Automotive Oil and Lube Service Facilities
- Automotive Repair – General (SAU)
- Automotive Repair – Light
- Automotive Sales or Lease for New and Used Vehicles Outdoors (SAU)
- Auto Wash (SAU)

Carry-Outs / Other Business, Alcoholic Beverages **(SAU)**
Commercial Schools
Drive-in Commercial Uses
Entertainment and Spectator Sport Facilities
Grocery Stores
Gym/Fitness Facility
Motels and hotels
Neighborhood Business less than 10,000 SF
Personal Services
Printing
Restaurant Carry-Out only
Restaurant Drive In
Restaurant Fast Food
Restaurant Outdoor Café **(SAU)**
Restaurant Full Service
Retail Business less than 60,000 GSF
Retail Business more than 60,000 GSF **(SAU)**
Sale and Storage of Building Materials **(SAU)**
Self-Service Storage **(SAU)**
Service Station
Shopping Center
Hospitality Facilities **(SAU)**
Transient Habitation **(SAU)**
Repair Services, Consumer
Nursery / Green House
Medical Offices
Medical Urgent Care Facilities
Accessory
Child Day Care Centers **(SAU)**
Club, Lodges, Fraternal and Civic Assembly
Essential Services
Mortuaries / Funeral Homes **(SAU)**
Part-Time Child Day Care Centers **(SAU)**
Public and Private Schools **(SAU)**
Public Service Facility
Public/Private Utility
Wireless Telecommunication Facility **(SAU)**
Wholesale Business

RECOMMENDATION

The Planning and Zoning Administrator recommends that the Planning Commission recommend to City Council approval of the zoning amendment from OS (Office and Service) to C-4 (Highway Commercial) for the proposed parcel identified in the attachments of this report.

Further, it is recommended that a Public Hearing be set before City Council for September 7, 2021 at 6:10 p.m.

Mr. Walters reviewed the above Staff Report regarding the Rezoning Request from OS (Office and Service) to C-4 (Highway Commercial) for Parcel Q61-400-070404031002 and Parcel Q61-400-070404030002, and added that there is a newly configured lot split that encompasses this request. He encouraged the Commission to be mindful of the businesses that Simon CRE represents, as their end user of this property could change at any time, and that it is appropriate to consider this request as it encompasses all uses within the C-4 (Highway Commercial) zoning. Josh Schripsema, Simon CRE, was present via AT Teleconference System and added that he agrees with the recommendation, and appreciates the willingness of the City and community regarding this request. There was a brief discussion about the zoning districts nearby these proposed parcels. Mr. Bade asked about the proposed traffic flow, and Mr. Walters said that the new business would be required to take their access from Black Diamond. Peter Gwyn, 31 Callander Court, read a prepared statement, a copy of which is attached hereto, and added that C-4 (Highway Commercial) does not fit this property. Mayor Mackin asked if C-1 (Neighborhood Commercial) could be an alternative suggestion, and Mr. Walters stated that he only analyzed the request as it was presented. Mr. Walter confirmed that Black Diamond, 12320 Eckel Junction Road, is currently zoned C-4 (Highway Commercial). There was a brief discussion about the handful of pockets of OS (Office and Service) zoning in the City, and Mr. Walters referenced the existing zoning map. Mayor Mackin asked if there have been inquiries with this property prior to this request, and Mr. Walters confirmed that there have been about ten prior requests dating back to 2008 that have all wanted C-4 (Highway Commercial) zoning. Mr. Pickerel asked if Black Diamond will keep one of the parcels as OS (Office and Service), and Mr. Walters said that he will follow-up with them. Mr. Gwyn added that Black Diamond has not followed through with their original site plan approval as the property was developed. There was further discussion about potential issues with traffic along that portion of Eckel Junction Road, and Mr. Walters confirmed that the new site will require an anti-vehicular access easement. He noted that an impact fee will also be assessed to this property owner with regards to intersection improvements along Eckel Junction Road and State Route 25. Mr. Walters confirmed that this development will require their own retention pond. Mr. Gwyn asked if they anticipate more than one user to occupy this development. There were no further comments or questions from the Commission, nor the public.

Mayor Mackin made a motion to recommend approval of the Rezoning Request from OS (Office and Service) to C-4 (Highway Commercial) for Parcel Q61-400-070404031002 and Parcel Q61-400-070404030002 per the Administrations recommendation, and that a Public Hearing be set for September 7, 2021 at 6:10pm. Seconded by Mr. Pickerel. Ayes: Mackin and Pickerel (2). Nays: Bade, Vela, and Williams (3).

Land Use Plan Update

Mr. Walters referenced the 2021 Perrysburg Tomorrow Land Use Plan Update packet, and added that the City has been working on this process for a year and a half by way of hosting virtual public meetings, online surveys, public outreach, and tele-communications during the pandemic. He added that the Land Use Plan has not been updated since 2006, and added that it's important to note that this updated plan has been designed to be inspirational, and a long range planning tool, which was also designed to think outside of the box. Mr. Walters confirmed that Planning Commission and City Council will use the approved Land Use Plan the most going forward, and that it's reflective of the values and future for the City. Ms. Williams reiterated that this update is simply a proactive tool. Mr. Walters referenced the letter received from Paul Belazis, PHCA Board President, a copy of which is attached hereto. Mr. Walters added that the purpose of the Land Use Plan Update is to prepare neighbors and communities for future proactive use, rather than reactive. Fred Moor, Perrysburg Heights Community Association, shared his passion to improve the Perrysburg Heights neighborhood and shared the revitalization grant that they just received for the future aesthetics of the neighborhood. Mr. Belazis said that he is thankful to have been brought in to the redevelopment process of the Heights and referenced his letter that Mr. Walters noted earlier. Mr. Pickerel asked if the Commission is voting on this update tonight, and Mr. Walters confirmed that this update is for informational purposes only, as City Council will make the ultimate decision. Mr. Walters noted that a Public Hearing will be scheduled for September 7, 2021 at 6:15pm. There were no further comments or questions from the Commission, nor the public.

OTHER BUSINESS

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

Respectfully submitted,



Heather Alfaro

1. Introduction: Peter Gwyn, 31 Callander Court, spokesperson for the Callander Corner Condominium Association.
2. Callander Corner is a 32-unit condominium development, zoned R-M, immediately east and adjacent to the property in issue.
3. The property at issue is currently zoned "O-S" according to the Perrysburg Zoning Map. "O-S" is defined in 1220.05 as follows:

1220.05. Office and Service Districts. The office district is intended to provide stand alone office buildings, office complexes and office parks along or in proximity to arterial streets. These areas are intended to serve as employment centers for adjacent or nearly residential neighborhoods and as buffers between those neighborhoods and arterial street traffic. (Emphasis added)

(a) "O-S" Office and Service. Areas which are adaptable for restricted business uses such as business and professional offices and service businesses.

4. The City Master Plan (P3) identifies the property in question as controlled growth/traditional neighborhood area (2.17) with developed commercial land to the west and developed residential land to the east.
5. The Master Plan (2.27) indicates that "new development should be encouraged to locate adjacent to compatible existing development.

New development that occurs should be compatible with the surrounding land uses, in particular existing residential neighborhoods. (Emphasis added)

6. The application in question is to rezone the subject property from "O-S" to "C-4", the most expensive of the commercial zoning classifications. "C-4" is defined as follows in 1220.04:

(d) C-4 Highway Commercial. Areas fronting on major highways and utilized for all types of businesses, especially those that serve the traveling motorist and patrons throughout the community.

7. The permitted uses in the C-4 Highway Commercial District are as follows:

- Animal services (outdoors)
- Animal services (indoors)
- Automotive oil and lube service facilities
- Automotive repair – general (SAU)
- Automotive repair – light
- Automotive sales or lease for new and used vehicles outdoors (SAU)
- Auto wash (SAU)
- Carry outs/other businesses, alcoholic beverages (SAU)
- Commercial schools
- Drive in commercial uses
- Entertainment and spectator sport facilities
- Grocery stores.
- Gym/fitness facilities
- Hotels and motels
- Neighborhood businesses less than 10,000 sq ft
- Personal services
- Printing
- Restaurant carry out only
- Restaurant drive in
- Restaurant fast food
- Restaurant outdoor cafe
- Restaurant full service
- Retail businesses less than 60,000 sq ft
- Retail businesses more than 60,000 sq ft (SAU)
- Hold and storage of building materials (SAU)
- Self service storage (SAU)
- Service station
- Shopping center

- Hospitality facilities (SAU)
 - Transient habitation (SAU)
 - Repair services, consumer
 - Nursery/Green House
 - Medical offices
 - Medical urgent care facilities
 - Accessory
 - Child Day care centers (SAU)
 - Club, lodges, fraternal and civic assembly
 - Essential services
 - Mortuaries/Funeral homes (SAU)
 - Part-time child day care center (SAU)
 - Public and private schools
 - Public service facility
 - Public/private utility
 - Wireless telecommunication facility (SAU)
 - Wholesale businesses
8. Our objections to this zoning request are as follows:
- a. As stated earlier in the City's master plan, new development that occurs should be compatible with the surrounding land uses, in particular existing residential neighborhoods.
 - b. C-4 highway commercial does not fit this land. The property does not front on a major highway and the uses permitted are not compatible and sensitive with the existing residential properties adjacent to it; i.e., McDonald's, 7-11's, outside dog kennels, automotive repair, service stations, etc.
 - c. Any development needs to be compatible with the adjacent residential area and must be sensitive to that area. A transition from residential to commercial requires that the commercial uses should be of low intensity which is not the C-4 highway commercial classification.
 - d. The most appropriate zoning of this property is to leave it as "O-S" or a rezoning to C-1. C-1 is defined in 1220.04 as follows:

(a)C-1. Neighborhood Commercial. Areas for small local businesses with convenience type goods such as are handled in small drugstores and personal services such as barber shops and beauty salons. Uses in these areas must be compatible with surrounding residential uses and not be large generators of traffic. (Emphasis added)

- e. Finally, while the developer has indicated a rather innocuous use for the real estate, the Planning Commission needs to take the long view as to whether highway commercial zoning and all of the permitted uses and special approval uses that could be built on this property is appropriate for this property. It is obvious that C-4 highway commercial zoning is simply not appropriate for this property.
- f. The damage to the value of the residential properties is something that also needs to be considered.
- g. Good zoning practice would dictate that an abrupt change from a residential classification to a very intense commercial classification should be avoided.



May 3, 2021

Timothy J. Bockbrader
Edge
33 South Michigan Street
Suite 304
Toledo, OH 43604

Re: Perrysburg Land Use Plan

Dear Tim:

Thanks very much for taking the time to talk with our board members last week. Unfortunately, we did not become aware until last month, when a Town Hall zoom meeting was scheduled, that the Perrysburg Heights Community was being included in the City of Perrysburg's land use planning update. Given the express reference to "Redevelopment" of Perrysburg Heights, I believe that PHCA and Perrysburg Heights residents are stakeholders whose views and concerns we hope will be taken into account.

We very much appreciated your explanation of the preliminary recommendations being considered by you and the remaining consultants involved in the planning process as they relate to Perrysburg Heights. We were encouraged by some of what we heard, including your recommendations that planning efforts continue to connect the neighborhood to the rest of the Perrysburg community. We also found your suggestions surrounding increased green space in the neighborhood to be helpful. However, we would like to outline other issues we consider to be important both to the City of Perrysburg and specifically the future stability of the Perrysburg Heights neighborhood. We hope you will consider these as you finalize your recommendations.

As I am sure you observed, the infrastructure of the Perrysburg Heights neighborhood is antiquated, including water, sewer, street paving, and lighting. Although we are in the final stages of a \$500,000 grant funded installation of street lighting, sidewalks and park upgrades, including construction of a large outdoor pavilion for family recreation, much more is needed. We believe these issues should be addressed in any planning document related to the Perrysburg Heights area.

As you know, the Perrysburg Heights neighborhood is one of the oldest in Perrysburg. Its residents are culturally diverse and multigenerational. A majority have family ties throughout the neighborhood. The neighborhood has been a source of affordable housing as well as a source of pride for many residents. Although many historically have been lower income, Perrysburg Heights residents have worked hard to enhance their lives and those of their children. This has included the establishment of a community association that now provides afterschool educational programs not only to children in Perrysburg Heights but also to those throughout the Perrysburg area. In recent years, these contributions

have been increasingly recognized and supported by area governments, our School District, and area corporations and foundations. Although these are not land use issues, they are pertinent to planning that will affect development or redevelopment of the neighborhood.

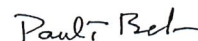
It is important that any long-term plan affecting the Perrysburg Heights community include recommendations that will help support the efforts of existing residents to preserve and enhance their community, including their existing and future homes, by providing necessary resources. Maintaining affordable housing is not only vital to the preservation of the neighborhood but important to the area's economic growth. Enhancements to the neighborhood and immediately surrounding area should not be planned or implemented in a way that pushes residents out or creates economic barriers to continued residence. Affordable housing is essential.

I understood Mr. Domini to suggest during our phone conference that market forces would determine the future economic makeup of the Perrysburg Heights community. While it is certainly true that market forces are very strong, the market alone does not pay attention to how long existing residents have lived in the community, how many grand children live within walking distance, or how much pride they may have in the neighborhood that generations of their family have worked to support and enhance. Consequently, the plan should aim to shape those market forces to strengthen the Perrysburg Heights Community by adding new affordable ownership housing and neighborhood-oriented services that will attract new owners and help to preserve the homes of existing residents. In addition, your plan should include recommendations to encourage, maintain and upgrade existing homes through financial assistance programs and construction of affordable housing when replacement of existing structures becomes necessary. Upgrading the existing neighborhood is also the most economical approach to redevelopment.

Finally, it is my understanding that your draft plan may propose primarily mixed retail and office uses of the land previously occupied by Caterpillar, on Jefferson Street. We are concerned that this would increase already significant traffic through the neighborhood, which is heavily oriented toward youth pedestrian traffic. Mixed income residential housing would create less traffic and help support the residential character of the neighborhood. Any retail uses should be calculated to serve the Perrysburg Heights community, including new homeowners. A co-op with healthy foods would be an example.

I hope these observations are helpful and that they can be incorporated into your final draft. Thank you again for spending the time to help us better understand your preliminary recommendations and for considering and taking into account our thoughts and concerns. Please feel free to get in touch with me if you would like to discuss this further. We look forward to seeing your final recommendations.

Sincerely yours



Paul T. Belazis
Board President

cc: Bridgette Kabat
Tom Mackin