

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held November 13, 2023

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:00 p.m. by Chairman, John Meier.

ROLL CALL

Commission members present were Drew Griffith, Dan Judson, Scot MacPherson, John Meier, and Patrice Spitzer (5). Robert Bredenbeck Corp and Susan Rowland Miller were absent (2). Also present was Cody Grodi, Zoning Inspector.

PERMIT OBLIGATION

Mr. Grodi reminded the applicants that if their applications are approved, that they will need to obtain a permit from the Planning & Zoning Division.

NEW BUSINESS

APPLICATION 21-23

Perrysburg Atlas Properties is requesting a certificate of appropriateness to keep a recently installed fence. The property is located at 214 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 21-23. Marianne Corrao, Perrysburg Atlas, was present, and Jeff Herzog, Perrysburg Atlas, was present via Zoom on behalf of the application. Ms. Corrao said that the fence is wooden, and Mr. Herzog noted that the fence is five (5) feet - six (6) inches tall. Ms. Corrao apologized and said that they intended for this work to be included with their permit. She added that she respects the HLC, loves being a part of the community, and noted that the structure is built as drawn.

Ms. Spitzer moved to approve Application 21-23 as submitted. Seconded by Mr. Griffith, and it was unanimously approved (5-0).

APPLICATION 22-23

Puffin Property Group LLC is requesting a certificate of appropriateness to replace a door and install a deck and stairs. The property is located at 111 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 22-23. Steven Fowler, Puffin Property Group LLC, was present via Zoom, and added that this application is solely to provide access to the front door. He added that the structure is wooden, and that they do not intend to paint it, as the original was unpainted. Mr. MacPherson noted that they will need ADA accessibility into the building, and asked if they have gained approval from Wood County Building

Inspection yet. Mr. Fowler confirmed that they have not yet submitted their plans to Wood County, and there was a brief discussion about landscaping on the left and right of the structure. Mr. Fowler said that they would like to keep the construction as simple as possible, and Mr. Grodi noted that this construction will require approval from the Planning Commission and a zoning permit before work can be started. There was further discussion about ADA accessibility to the building from the entry in the front and in the rear.

Mr. Meier moved to grant conditional approval of the structure as rendered for Application 22-23, with the following conditions: (1) Apply to the Planning Commission for approval/compliance, (2) Submit to Wood County Building Inspection for their approval/compliance, and (3) Gain ADA compliance. Seconded by Ms. Spitzer, and it was unanimously approved (5-0).

OTHER BUSINESS

APPLICATION 10-23 (TABLED)

Gary and Michelle Cole are requesting a certificate of appropriateness to construct an addition and to replace the roof with a new material. The property is located at 203 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 10-23 (Tabled), and added that there is nothing new that has been submitted for this application by the applicants. Mr. Griffith moved to un-table Application 10-23. Seconded by Mr. Meier, and the un-table was unanimously approved (5-0). The applicants were not present.

Mr. Griffith moved to deny Application 10-23, and asked that the applicants submit more specific design and material details for their request. Seconded by Ms. Spitzer, and the denial was unanimously approved (5-0). The Commission briefly discussed the windows and doors that have been installed thus far at 203 W. Front Street. Mr. MacPherson said that he is concerned about the water damage from above, noted that aluminum doors don't bend, and said that the cladding may not solve their water problems. Mr. Judson said that he is eager to see their architectural drawings.

OTHER BUSINESS

Ms. Spitzer said that she is concerned with City Council's vote to overturn HLC's decision regarding 237 W. Second Street (Husky Ventures LLC). She added that she submitted a FOIA request to the City and that those records were fulfilled. She said that she was stunned by the results of the emails and text messages that she received from her FOIA request. The Commission briefly discussed drafting a summarized letter to send to City Council about their decision. Ms. Spitzer noted that having an active Historic District helps everyone's property values. Marianne Corrao, 214 W. Front Street, spoke and said that it is an honor to be a part of the Historic District and that we should treasure what we have.

PERRYSBURG HISTORIC DISTRICT DESIGN STANDARDS

No discussion.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

Next meeting is scheduled for December 11, 2023 at 7:00 p.m.