

Minutes of Perrysburg Public Hearing

Meeting Held March 5, 2024

CALL TO ORDER - 6:15 P.M.

Mayor Mackin called the public hearing to order at 6:15 p.m.

ROLL CALL

Present were Council Members Kerry Wellstein, Mark Weber, Kevin Fuller, Rick Rettig, and Tim McCarthy (5). Council Member Cory Kuhlman arrived at 6:18 p.m.(6). Council Member Barry VanHoozen was not present. Also present were Joe Fawcett, City Administrator, Tim Effler, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

DISCUSSION

REZONING REQUEST

The purpose of this Public Hearing is to hear public comment regarding a Rezoning Request from R-3 (Single Family Residential) to RM (Multiple Family Residential) for (6) subject parcels: Q61-000-902109001000 (0 Sandusky Street), Q61-000-902109002000 (500 Sandusky Street), Q61-000-902109003000 (0 E. Fifth Street), Q61-000-902109004000 (0 E. Fifth Street), Q61-000-902109005000 (513 Locust Street), and Q61-000-902109006000 (513 Locust Street).

Mr. Walters explained that the subject property is located on the south side of East Fifth Street between Locust Street and Sandusky Street north of the alley. These parcels are all currently zoned R3 (Single Family Residential) and the applicant is requesting a rezoning of the property from R3 to RM (Multiple Family Residential). The area of these six parcels combined is approximately 0.56 acres and currently contains a single-family residential building, vacant land, and a parking lot. At their January 25, 2024 meeting, the Planning Commission made a motion to recommend approval of this request with a vote of one for and six against.

Danial Scott Anderson, 3299 Chapel Creek Drive, and Aaron Schoen, 3747 Turtle Creek Drive, are the applicants asking for this rezoning request. Mr. Anderson's goal with this piece of property is to build ten to fourteen brownstones for purchase, not rent. He believes that there is a market for such a product and that it would be a positive addition to the community.

Steve Dane, 315 East Sixth Street, asked for a show of hands in Council Chambers of who is opposed to this request and numerous citizens seated in Chambers raised their hands. He noted that Schoen Builders is reputable, but that once something like this is done, they cannot go back. Mr. Dane stated that typically there is a minimum of three

acres needed for Multi-Family and this property is under three-quarters of an acre.

Kim Dane, 315 East Sixth Street, stated that Schoen built their house and did a wonderful job. She originally thought that four to six units would be on this lot, rather than the twelve that are being proposed now. Ms. Dane noted that these units need to fit in, as they are within the boundaries. She is not against change, but it needs to be appropriate.

Chris Sipe, 301 East Sixth Street, moved to Perrysburg from Los Angeles, where density issues were a big problem. The idea of the congestion and construction from this proposed project is not appealing to him.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Amber Rathburn
Clerk of Council

Thomas G. Mackin
Mayor