

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held March 26, 2024

CALL TO ORDER - 5:00 PM

The meeting was called to order at 5:03 p.m. by Chairperson Tim McCarthy.

ROLL CALL

Committee Members present were Tim McCarthy, Cory Kuhlman, and Barry VanHoozen. Also present were Joe Fawcett, City Administrator, Tim Effler, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZENS' CONCERNS

None.

APPROVAL OF FEBRUARY 27, 2024 MEETING MINUTES

There being no objections, the minutes of the February 27, 2024 meeting were approved 3-0.

REZONING REQUEST R3 TO RM (500 SANDUSKY STREET, 513 LOCUST STREET, AND 4 NEARBY PARCELS)

Daniel Scott Anderson, 3299 Chapel Creek Drive, and Aaron Schoen, 3747 Turtle Creek Drive, were present regarding a rezoning request from R3 (Single Family Residential) to RM (Multi-Family Residential) at the location noted above. Mr. Schoen sees this as an opportunity for redevelopment in the central part of town by bringing smaller homes for young couples and empty nesters, and they want to do something that they are proud of. Mr. Anderson has served on the Charter Review Commission and the Historic Landmarks Commission. Mr. Schoen wants to bring a unique housing opportunity to Perrysburg and keep sizeable green space as a part of the project. He does not believe it would add significant traffic flow in the alley. Their stated intention is to see this project through and they do not intend to get the property rezoned and then sell it. Mr. Schoen reviewed features their plan, which has eight units, and noted some of the elements that it addresses relating to the Land Use Plan.

Mr. Kuhlman asked if there would be garages or just the eight lots. They responded that they intended to have attached two car garages on the back. Mr. Kuhlman asked about the approximate living space per unit. They responded that it would be around 1,800 to 1,900 square feet per unit. Mr. Kuhlman asked, if they rezoned to RM, whether there is an analysis on a maximum amount of units. Mr. Walters responded that they have not done that yet. He noted that they could do a theoretical volume calculation.

Becky Williams, 421 East Sixth Street, is a member of Planning Commission and stated that they did not see the current drawing. She noted how the code for RM states that it needs to be three acres. Ms. Williams stated that the properties Mr. Anderson and Mr. Schoen mentioned as being multi-family on lots less than three acres are all

grandfathered in because they were built before the 2006 code rewrite. Alleyways are not meant to carry this type of traffic and are often used for walking and bike riding. She admitted that this plan looks better than what they saw at the Planning Commission but suggested tweaking the egress and ingress.

Mr. McCarthy noted that the City is not doing site plan review at this juncture and is only considering the rezoning. Mr. Kuhlman asked about the Planning and Zoning office's recommendation. Mr. Walters responded that they had recommended approval.

Steve Dane, 315 East Sixth Street, stated that his property butts up directly against the old Zoar parking lot. He stated that it is premature to be talking about specific ideas and layouts. Mr. Dane noted that once it is rezoned, you cannot go back. He might not have as much of an issue if the rezoning request would be for R5. Mr. Dane stated that this is a leap too far too quickly, with the density that would be allowed. He is opposed to the rezoning.

Will Harbauer, 232 East Fifth Street, believes that they are heading in the right direction, but he is still against it. Multi-family not fitting the character of the neighborhood is his biggest concern. Mr. Harbauer has an issue with the zoning and it could become a signal to other developers to request rezoning, which would change the character of the neighborhood.

Kim Dane, 315 East Sixth Street, has grown up in Perrysburg and is not against change. She stated that the alleyway is not meant for sixteen more cars and it is a walkway and bikeway. Ms. Dane added that this should be going on three acres, not half of an acre. There are other places in the city for multi-family. That is a huge amount of people to add to that small of a space. She stated that this does not seem like the right type of thing to go there.

Julie Page, 230 East Sixth Street, did not grow up in Perrysburg, but bought a house in Perrysburg because of the uniqueness and community feel. She thinks this is going a step too far.

Bob Swansboro, 517 Locust Street, has the same concerns that everyone else has mentioned in terms of traffic and such. He stated that they could be setting a precedent for what could happen later and added that they should go by what the code says.

Ann Benjamin, 631 Hickory Street, is concerned about the maintenance of the alley and if there would be a sidewalk put in for people to safely walk. She is concerned about other properties within the boundaries and if those could become multi-family as well.

Fred Friess, 245 East Fifth Street, is concerned about the potential rezoning to multi-family. This could mean that anyone that has three quarters of an acre could want to rezone to multi-family, opening a can of worms. He is totally against this rezoning right now.

Denise Harris, 1049 Locust Street, agrees with all of her neighbors that this is a bad idea. She stated that her property is 0.57 acres and would that mean then that she could sell her property to a developer.

Richard Baranowski, 414 Locust Street, stated that this would be too many people and it would not look compatible with what is already there. He would prefer that they build single family residences.

Mr. McCarthy agrees with the neighbors that the new drawing is a step in the right direction. He read from the staff report and that there is a need to develop alternative housing types. Mr. McCarthy does not want, though, to make exceptions to our Land Use Plan, which calls for Legacy Residential in this area, and he also is reluctant to overturn the Planning Commission's vote of 1 ayes to 6 nays. He does not feel compelled to reverse the decision of the Planning Commission and will vote against the requested rezoning.

Mr. Kuhlman asked if the Planning and Zoning office still stands by their initial recommendation. Mr. Easterling has had conversations with the applicants and advised them to be involved with the code rewrite. Mr. Walters added that he is supportive from a land use standpoint. Mr. Kuhlman noted that these are tricky developments and he does not take the Planning Commission's decision lightly. He stated that the reality is the parking lot is never going to become something without the help of a developer. The recommendation from the Planning and Zoning office for approval means a lot to him. Mr. Kuhlman would approve the rezoning to multi-family.

Mr. VanHoozen likes the plan because it is creative and resourceful. He has to weigh their plan against the Zoning Code that has been established. His fear is the precedence that it will set and how they would ever be able to say no down the road. If this were approved, it would create spot zoning, and he has to go with the Code personally. Mr. VanHoozen is opposed to the requested rezoning.

PLACER.AI DEMO

Kyle Miller of Placer.ai presented a demonstration on who they are and how they could benefit the City of Perrysburg. At their core, Placer.ai is a location analytics company, which allows them to inform cities of where visitors to a particular location live or where else they would like to visit. Placer.ai is working with cities in Ohio such as Dublin, Centerville, Fairfield, and Huber Heights. They will never provide any personal identifiable information.

Mr. Kuhlman asked about the cost or how the software might pay for itself. Mr. Miller responded that economic development, retail recruitment, event analysis, travel and tourism are all benefits that bring value. Mr. Kuhlman asked about any hard data that Mr. Miller could share from other municipalities. Mr. Miller will share some case studies with Mr. Walters. The Committee members thanked Mr. Miller.

MARIJUANA DISCUSSION

Mr. Effler stated that the code is clear as mud when it comes to how everything is going to be treated with respect to recreational marijuana use. He explained the three types of licensing for cultivator, processor, and dispensary. Mr. Effler noted that there will be an opportunity for medical dispensaries to become a recreational dispensary more quickly. He stated a lot of cities have worked towards putting a moratorium in place, so that they can review their planning and zoning codes, along with the criminal side. Mr. Effler drafted up a base moratorium ordinance, in case it is something that City Council would like to consider. This would give the City the opportunity to review the Zoning Code along with any state regulations and move forward from there to see what should be done.

Mr. Kuhlman would like to have the discussion sooner than later regarding marijuana cultivation, which would allow the community to be a top prospect for the industry coming into town, so that they do not miss the opportunity. Mr. McCarthy asked if there are any existing cultivators, processors, or dispensaries. Mr. Effler responded that they need a certificate of operation and there are currently none within the City. Mr. Effler explained that the state will not force recreational cannabis on any municipality, township, or village. Mr. Kuhlman is not in favor of prohibiting medical marijuana.

Mr. VanHoozen asked if there is a collective understanding or pursuit in other cities, other than moratoriums. Mr. Effler responded that there are a good number of moratoriums, while most of the bigger cities seem to be embracing recreational retail. Mr. VanHoozen asked about the benefit of the moratorium versus waiting to see what happens. Mr. Effler responded that it gives the City an opportunity to study the issue for a specific period of time and, as a result, the City would not be playing defense once decisions are made by the state. The Committee members agreed to have all of City Council review the moratorium. Mr. Effler added that we can have open houses, so that the public is able to be a part of the discussion.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:55 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 and Zoning Committee

Next meeting: Tuesday, April 23, 2024 at 5:00 p.m.