

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held March 11, 2024

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:03 p.m. By Chairman, John Meier.

ROLL CALL

Commission members present were Bob BredenbeckCorp, Kate French, Scot MacPherson, John Meier, Jan Materni, and Susan Rowland Miller (6). Dan Judson was absent (1). Also present was Deputy Planning & Zoning Administrator, Mark Easterling.

PERMIT OBLIGATION

Mr. Easterling reminded the applicants that if their applications are approved, they will need to apply for a permit from the Planning & Zoning office.

NEW BUSINESS

APPLICATION 05-24

CARLOS MENDEZ, ON BEHALF OF LUPITA'S CANTINA, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO KEEP AN EXISTING FENCE. THE PROPERTY IS LOCATED AT 209 LOUISIANA AVENUE AND IS ZONED C-2 (CENTRAL BUSINESS).

Mr. Easterling reviewed Application 05-24. Travis Sanders, 209 Louisiana Avenue, was present on behalf of the application and said that he recognizes that the height of the fence is an issue. Mr. Easterling confirmed that because the fence was not replaced within three months, it requires new approvals. Mr. Easterling referenced the two letters received from neighboring properties in favor of the request at 110 and 112 E. Second Street. Mr. Sanders confirmed they will meet the height standard of six (6) feet.

Ms. Rowland Miller made a motion to approve Application 05-24 with the condition that the fence be installed as a six (6) foot stockade style. Seconded by Mr. BredenbeckCorp, and the application was unanimously approved (6-0).

APPLICATION 06-24

PFLEGMED, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO MODIFY AN EXISTING SIGN. THE PROPERTY IS LOCATED AT 140 WEST FRONT STREET AND IS ZONED OS (OFFICE AND SERVICE).

Mr. Easterling reviewed Application 06-24. Jenny Pflgebraar, 140 W. Front Street, was present on behalf of the application. She said that there is a trademark issue and that the sign will have a similar appearance to the existing one. Ms. Pflgebraar noted that

she is switching out the face of the sign and that the structure is white wood.

Ms. Rowland Miller moved to approve Application 06-24 as submitted. Seconded by Mr. Meier, and the application was unanimously approved (6-0).

APPLICATION 07-24

RICH SCHURFELD, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND RECONSTRUCT A PORTION OF THE BACK SIDE OF THE PRIMARY STRUCTURE. THE PROPERTY IS LOCATED AT 207 WEST FRONT STREET.

Mr. Easterling reviewed Application 07-24. Rich Schurfeld, 207 W. Front Street, was present and said that long term the structure will be more structurally sound. There was a brief discussion about the eight windows at the rear of the property and Mr. Schurfeld added that they would pop out towards the river. Mr. Schurfeld confirmed that the windows are Anderson Renewal double-hung wood and that he is reusing the existing windows and frame.

Mr. BredenbeckCorp moved to approve Application 07-24 as submitted. Seconded by Ms. Rowland Miller, and the application was unanimously approved (6-0).

OTHER BUSINESS

APPLICATION 23-23 (TABLED)

GARY AND MICHELLE COLE ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND REPLACE A ROOF WITH NEW MATERIAL. THE PROPERTY IS LOCATED AT 203 W. FRONT STREET AND IS ZONED R-3 (SINGLE FAMILY RESIDENTIAL).

Mr. Easterling reviewed Application 23-23. Ms. Rowland Miller moved to un-table Application 23-23. Seconded by Mr. BredenbeckCorp, and the un-table was unanimously approved (6-0). Mr. Easterling noted that applications can only be tabled for ninety days and that no new information has been submitted by the applicants.

Ms. Rowland Miller moved to deny Application 23-23 due to there not being enough supporting documents presented as originally requested by the Commission. Seconded by Mr. BredenbeckCorp, and the denial was unanimously approved (6-0).

APPLICATION 02-24 (TABLED)

WETTLE CORP, ON BEHALF OF LUPITA'S CANTINA, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL AN AWNING. THE PROPERTY IS LOCATED AT 209 LOUISIANA AVENUE AND IS ZONED C-2 (CENTRAL BUSINESS).

Mr. Easterling reviewed Application 02-24 (Tabled). Ms. Rowland Miller moved to un-table Application 02-24. Seconded by Mr. Meier, and the un-table was unanimously

approved (6-0). Brett Wettle, Wettle Awning, and Travis Sanders, 209 Louisiana Avenue, were present on behalf of the application and presented renderings and graphics to showcase the entire storefront with their proposed awning. He added that this will provide better pedestrian protection. Mr. Wettle confirmed that the side panels to the awning will be closed off, and Mr. Meier noted that wind is a concern with the continuous awning. Mr. Wettle added that they will attach the awning to the brickwork for stronger durability, noting that they will use anchors that can withstand the strength of 1,500 pounds. Ms. Rowland Miller said that she is concerned about them boring holes into the historic brick of the building. There was a brief discussion about the proposed graphics, and Mr. Wettle confirmed that they shrunk the lettering a bit more than originally submitted. Mr. Sanders noted that the window graphics are similar to those at Zingo's.

Mr. BredenbeckCorp made a motion to approve Application 02-24 with the condition that the awning be enclosed on the side panels. Seconded by Mr. Meier, and the application was unanimously approved (6-0).

PERRYSBURG HISTORIC DISTRICT DESIGN STANDARDS

Ms. Rowland Miller said that she has made edits to the draft and that she hopes to work on it further. Mr. MacPherson said that he is working on reworking the application as applicants have not been submitting enough information.

OTHER BUSINESS

Mr. Easterling noted that Planning & Zoning Administrator, Brody Walters, will present the Downtown Revitalization plan to the Commission at the April meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:44 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for April 15, 2024, at 7:00 p.m.