

Minutes of Perrysburg Architectural Review Committee

Meeting Held January 10, 2024

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:05 a.m. by Planning & Zoning Administrator, Brody Walters.

ROLL CALL

Committee members present were Mark Easterling, Holly Kerns, Rita Nelson, and Brody Walters (4).

APPROVAL OF NOVEMBER 15, 2023 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the November 15, 2023, meeting minutes as written.

APPROVAL OF DECEMBER 13, 2023 MEETING MINUTES

The Levis Commons ARC agreed 4-0 to approve the December 13, 2023, meeting minutes as written.

NEW BUSINESS

SITE PLAN AMENDMENT - BAUER LAWN MAINTENANCE, INC.

The Levis Commons ARC reviewed the application for the Site Plan Amendment for a portion of Parcel # Q61-400-180007010004 (near Bostwick Road). Craig Bauer, Bauer Lawn Maintenance, was present on behalf of the application. Mr. Walters noted that his office has fielded a few complaints about the salt structure located in the parking lot near Bostwick Road and Hollenbeck Drive. Mr. Bauer stated that this structure is temporary to store salt on site with their equipment readily available to provide a level of service to their client (Levis Commons). He added that the structure was installed on December 1, 2023, and that it will be removed on April 1, 2024. Mr. Bauer noted that the salt is covered and that there is no leeching, wetness, or impact on the sewer system. Mr. Walters clarified that the zoning code does not differentiate between temporary and permanent structures, and Mr. Easterling noted that there is a section of code on conex boxes not being a permissible structure. Mr. Walters added that a permanent structure would be submitted through Levis Commons standards, and Ms. Nelson stated that could be costly, as they were looking at building a maintenance garage in 2019 and that cost was estimated at \$75,000. There was a brief discussion about the aesthetics and composition of preserving the salt while on site, noting that this temporary structure location is more productive for the crew dispersing the salt when weather permits. There was a brief discussion about other municipalities allowing these temporary structures, and Mr. Walters noted that a Code Amendment would need to be submitted and approved for these structures to be permitted. Mr. Walters added

that he understands the practicality of the structure, and reminded all that conex boxes are not permitted by code. Ms. Kerns said that she understands the idea of the structure, but that she is not a fan of looking at it as she is driving by. There was a brief discussion about options that Bauer Lawn Maintenance could consider for the 2024-2025 winter season.

The Levis Commons ARC agreed 4-0 to not approve the concept Site Plan Amendment for a portion of Parcel # Q61-400-180007010004 (near Bostwick Road); noting that the structure is allowed to remain for this current season.

SITE PLAN AMENDMENT - PRESTON GARDENS AT LEVIS COMMONS

The Levis Commons ARC reviewed the application for the Site Plan Amendment at Preston Gardens at Levis Commons (a portion of Parcel # Q61-400-180007013001, along S. Wilkinson Way). Kelly Frailly, from Preston Gardens at Levis Commons, was present on behalf of the proposed dog park and noted that the fenced-in area will not be past the sidewalk and will allow for dogs to be off-leash. There was a brief discussion about the proposed location noted in red, and Ms. Frailly added that the center oval location on-site is a ditch drain. She stated that there are already existing waste stations throughout the property, and Mr. Easterling said that his concern is the run-off of dog waste in the sewer systems. There was a brief discussion about the proposed gates and a suggestion from the AKC (American Kennel Club). There was further discussion about how close the proposed location is to the sidewalk, and Mr. Walters added that an internal location is preferred, and added that he is not opposed to the dog park idea. Mr. Easterling confirmed that the proposed location along S. Wilkinson Way will require an approved variance from the Board of Zoning Appeals for a six (6) foot fence.

The Levis Commons ARC agreed 4-0 to table the Site Plan Amendment at Preston Gardens at Levis Commons (a portion of Parcel # Q61-400-180007013001, along S. Wilkinson Way), so that the applicant could provide more information related to their request.

OTHER BUSINESS

Mr. Walters noted that there is a street light repair and installation scheduled at Hollister Lane and S. Wilkinson Way.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:38 a.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for February 21, 2024, at 10:00 a.m.