

Minutes of Perrysburg Public Hearing

Meeting Held April 2, 2024

CALL TO ORDER - 6:00 P.M.

Mayor Mackin called the Public Hearing to order at 6:00 p.m.

ROLL CALL

Present were Council Members Barry VanHoozen, Mark Weber, Kerry Wellstein, Rick Rettig, Tim McCarthy, and Cory Kuhlman (6). Council Member Kevin Fuller 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 FROM C-4 TO RM

The purpose of this Public Hearing is to hear public comment regarding a Rezoning Request from C-4 (Highway Commercial) to RM (Multiple Family Residential) for 18.3 acres of Parcel Q61-400-300000005000 (0 N. Dixie Highway).

Mr. Walters explained that Saint John XXIII Catholic Church is located to the south of this property, zoned INS (Institutional). St. Clair Commons is located to the east of this property, zoned RM (Multiple Family Residential). Mr. Walters noted that at their February 29, 2024 meeting, the Planning Commission made a motion to recommend approval of the Rezoning Request from C-4 to RM for a portion of the Parcel. Ayes: (2). Nays: (5).

Ben Weinerman of Pride was present via Zoom to answer questions. Michael Knerem of Pride One and Brian McMahon of Danberry National were in attendance at the Public Hearing, in person, to answer questions. Mr. McCarthy asked about the change from PUD to Multi Family. Mr. Walters responded that the change had to do with the qualification for a PUD. Mr. McMahon explained that they would lease the units to occupants and that this is not designed for school age families. He also noted that the neighbors are not opposed to this project.

Mr. Knerem noted that the annual total recurring tax revenue, as the property exists, is \$851. The ten year total is \$8,513. Mr. Knerem stated with the the redeveloped site, the annual total recurring tax revenue would be \$518,164. The ten year total would be \$15,626,717.

Mr. Rettig asked if the residents of these units would vote yes on a school levy, since Pride One has been stating there would be no impact to the schools. Mr. Knerem noted

that in similar developments, less than five percent of the units have school age children. These would be one and two bedroom units, where they would attract an average age of residents that are over sixty years of age.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:26 p.m.

Respectfully submitted,

Amber Rathburn
Clerk of Council

Thomas G. Mackin
Mayor