Minutes of Perrysburg Public Hearing

Meeting Held May 7, 2024

CALL TO ORDER - 6:15 P.M.

The public hearing was called to order at 6:15 p.m. by Mayor Mackin.

ROLL CALL

Present were City Council members Kevin Fuller, Cory Kuhlman, Tim McCarthy, Rick Rettig, Barry VanHoozen, Mark Weber, and Kerry Wellstein (7). Also present were Joe Fawcett, City Administrator, Tim Effler, Law Director, Amber Rathburn, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

DISCUSSION

URBAN VILLAGE OVERLAY (UVO) ESTABLISHMENT HARBOR TOWN PLACE (PBP) PLANNED BUSINESS PARK

Mr. Walters stated that Harbor Town Place consists of approximately 86 acres. He explained that the developer would like to establish this overlay because they previously submitted a proposal that the Architectural Review Committee ruled was substantially different from the plan on file. This new UVO Overlay mainly affects the southern half of the property. It was presented to the Planning Commission, and they recommended approval by a 5-0 vote. The plan originally showed 180 apartment units, but that number has since been reduced to 165 units. The Planning and Zoning Committee will consider this request at their May meeting. Mr. Kuhlman asked the developer what they are trying to accomplish with this request. Brian Gruber stated that they want to update their master plan that is fourteen years old to align with the Land Use Plan. He said that in area 1 along SR 25 they want to preserve the commercial use. Regarding area 3 around the pond, Mr. Gruber said since the Planning Commission meeting they have been working with several restaurant owners. In area 4, Mr. Gruber said they eliminated the storage units and they think renter by choice works there. Mayor Mackin noted that the Planning Commission meeting was a working meeting. Mr. Gruber agreed, and he said that they appreciate that. Chris Finkbeiner, 26514 W. River Road, commented on the apartments, and he said that 35% of the housing in Perrysburg is apartments. He said that City Council needs to take into consideration the impact on the school district. Mr. Gruber said that the plan originally had 180 units and that has been reduced to 165. He added that the original plan was for three bedroom units and these are two bedroom units. He said in the Summerfield development there are 70 units and only four students. Jon Hummel, 505 Elm Street, said that he agrees with Mr. Finkbeiner's comments. He said that he is a long time resident, and he is in favor of owner occupied homes; e does not want transients in his community.

ADJOURNMENT

There being no further comments, the public hearing adjourned at 6:32 p.m.

Respectfully submitted,

Amber Rathburn	Thomas G. Mackin
Clerk of Council	Mayor