

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held May 28, 2024

CALL TO ORDER - 5:00 PM

The meeting was called to order at 5:00 p.m. by Chairperson Tim McCarthy.

ROLL CALL

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

CITIZENS' CONCERNS

None.

APPROVAL OF APRIL 23, 2024 MEETING MINUTES

There being no objections, the minutes of the April 23, 2024 meeting were approved.

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

This UVO was the subject of a public hearing earlier in the month. Brian Gruber on behalf of HT Development, the applicant, was present. Mr. Gruber said that the main reason for this UVO is to update their plan to meet the needs for today and to match the master plan. He said that they wanted to make sure Area One can be used for a larger medical facility along SR25, and previously that was a conditional use. In Area Four, they decided that the storage units were not needed, and, instead of a three story apartment building, they plan to do renter by choice with single story two bedroom, two bathroom units instead of two or three bedroom apartments. In Area Three, the plan is to have it keep growing around the water with retail and restaurants. Area Two will stay the same. Mr. Gruber said that the number of rental units is being reduced from 180 to 165, and he does not believe the rental units will have an impact on the schools.

Mr. Kuhlman asked if they will maintain the grass, etc. Mr. Gruber said they will. Mr. McCarthy stated that this is a repackaging of what was originally approved. Mr. Kuhlman said that they are preserving SR25 for commercial, they were already approved for the multi-family, and they are actually reducing the number of units. Mr. VanHoozen agreed that storage units don't fit there.

The Committee agreed 3-0 to recommend approval to City Council.

TOM HOSLER (PERRYSBURG SCHOOLS)

Mr. McCarthy stated that Tom Hosler, Superintendent of Perrysburg Schools, was invited to meet with the Committee. Mr. Hosler introduced School Board members Sue Larimer and Susan Rowland-Miller, who were also present.

Mr. Hosler provided an extensive presentation regarding current and historical statistics about their budget, sizeable increases in enrollment and the number of employees, and cost per pupil. He explained that the District has an enrollment of 5,848, and as of 2023, the expenditure per pupil was \$14,426, which is under the state average of \$15,428. He said that a statement was made earlier this year by a developer that their multi-family development would provide ten million dollars over ten years to the Schools. Mr. Hosler acknowledged that the developer has since corrected that statement, but it is still out there on social media. He explained how taxes would actually be calculated on the development, and, based on a valuation of \$23 million, the Schools could collect \$161,000 a year.

Mr. Hosler also explained how the school funding has changed over the years. He told the Committee that when a developer says that their multi-family units are geared towards seniors so it won't affect the Schools, they don't take into consideration that there are many grandparents raising their grandkids and single moms with children. He said these units can also have an echo effect, meaning that a senior couple living in Perrysburg moves out of their home into the units marketed for seniors, but then a family with several children moves into their home. He said that from the Rivers Edge Villas, which were marketed as 55 and over, they have 15 students, Mosaic has 22, Waterstone Landing 41, Residences at Carronade 115, and Redwood/Ft. Meigs 37 students.

Mr. McCarthy thanked Mr. Hosler for the valuable information. He said that City Council is not being enthusiastic about multi-family development, but an impact on the schools is also being derived from single family development. He said he had never thought about the echo effect. Mr. VanHoozen said that common comments during the failed school levies is that the schools should have planned better when actually they have to react. He said that he thinks there is a mentality from some voters that if we vote down levies it will slow down growth. Mr. Kuhlman said that he hopes there is a liaison from the Schools involved in the Code rewrite.

Ms. Larimer asked why there can't be a moratorium on residential development like there is on car washes. She said that it is common west of the Mississippi. Mr. McCarthy said that with the School Board being there is an invitation to the City to look into some real life experiences with reasonable growth measures. He said that, without the Schools, this is not the same town. Mr. McCarthy said that with the Zoning Code update and other ways, let's see what we can do, but there are some limitations if someone owns land and they want to develop it, as they do have legally recognized property rights.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:18 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy C. McCarthy". The signature is written in a cursive style with a large, stylized 'T' and 'M'.

Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting is scheduled for Tuesday, June 25, 2024 at 5:00 p.m.