

Minutes of Perrysburg Public Hearing

Meeting Held June 4, 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 Council Members Kevin Fuller, Rick Rettig, Barry VanHoozen, Mark Weber, and Kerry Wellstein (5). Cory Kuhlman and Tim McCarthy were absent. Also present were Joe Fawcett, City Administrator, Amber Rathburn, Clerk of Council, Tim Effler, Law Director, and Brody Walters, Planning and Zoning Administrator.

DISCUSSION

SUBMITTAL OF A PLANNED UNIT DEVELOPMENT (PUD)

COVENTRY POINTE NORTH

PARCEL Q61-100-24000008000 (25270 FORT MEIGS ROAD)

PARCEL Q61-100-240000020000 (0 FORT MEIGS ROAD)

The property is located on the west side of Fort Meigs Road, south of Roachton Road, and north of Five Point Road. It is immediately north of Coventry Pointe subdivision, and is approximately 78.801 acres in size and is zoned R-3. Mr. Walters stated that it is proposed to have 102 single family lots, 96 detached villas, and 86 attached villas for a total of 284 possible units. He said that to qualify for the Planned Unit Development option they must meet all of the requirements in Ch. 1240.03 (a)-(e) and at least two of the requirements in 1240.03 (f). He said the Planning Commission voted 6-0 at their April 25, 2024 meeting to recommend approval of the PUD with the following conditions:

1. Minimum of three (3) exterior colors on the villas
2. Install a ten (10) foot wide asphalt multi-use path
3. Provide a two (2) foot staggered variance offset on the front of the villas
4. Provide an updated landscaping plan for the Commission to review and approve that features the following:
 - a. Trees along the bike path
 - b. Community park benches
 - c. Open space
 - d. Separation along the railroad tracks
5. Provide variable roof height for the villas and a minimum of four (4) exterior products for the front elevation materials (vinyl, stone, shaker, and board/batten)
6. Install glass on the garage doors with a preference of variation on the doors
7. Install driveways that are uniform throughout the development

Mr. Weber asked how long the property has been zoned R-3, and Mr. Walters stated that he believes the property was annexed about a year ago. James Okonski, 24981 Fort Meigs Road, had concerns about wildlife in the area, water and sewer taps, and the location of the bike trail relative to his property. Mr. Okonski said that he was speaking to the developer prior to the hearing about these issues. Mayor Mackin said those are fair concerns, and he acknowledged that Mr. Okonski had been speaking to the developer. He said that he hopes those concerns can be addressed prior to the item being considered at the next Planning and Zoning Committee meeting.

ADJOURNMENT

There being no further business, Mr. Rettig made a motion to adjourn the hearing at 6:22 p.m. It was seconded by Mr. Fuller and was unanimously approved.

Respectfully submitted,

Amber Rathburn
Clerk of Council

Thomas G. Mackin
Mayor