

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held July 23, 2024

CALL TO ORDER - 5:00 PM

The meeting was called to order at 5:03 p.m. by Councilperson Cory Kuhlman.

ROLL CALL

Committee members present were Cory Kuhlman and Barry VanHoozen. Tim McCarthy arrived at 5:17 p.m. Also present were Brody Walters, Planning and Zoning Administrator, Mark Easterling, Deputy Planning and Zoning Administrator, and Tim Effler, Law Director.

CITIZEN'S CONCERNS

None.

APPROVAL OF JUNE 25, 2024 MEETING MINUTES

There being no objections, the minutes of the June 25, 2024 meeting were approved 2-0.

REZONING REQUEST

R-4 (Single Family Residential) to INS (Institutional)

3382 Rivers Edge Drive

Mr. Walters stated that the City is the applicant on the rezoning request for the property at 3382 Rivers Edge Drive. The parcel is currently zoned R-4 (Single Family Residential), and the request is to rezone it to INS (Institutional). Mr. Walters said that he suggested the rezoning because it is more transparent as to how the property is being used and how it may be used in the future. The parcel is currently used for a sanitary sewer lift station, and the Department of Public Utilities has identified it as the optimal location for a 70' pole with an antenna to obtain water meter readings from customers.

At their May 30, 2024 meeting, the Planning Commission recommended denial of the rezoning by a 5-0 vote. Mr. Walters said that he has spoken to a couple of Planning Commission members, and he thinks the reason for their denial was because of the pole. Mr. Walters said that he believes it is misleading to leave the property as R4, and he added that the pole would still need to go through the Special Approval Use process even if the rezoning is approved.

Mr. VanHoozen asked how the lift station was put in with the current zoning. Mr. Walters said that he thinks it is something that just happened without any thought being given to the zoning. He said there was a need and the developer donated the property because it solved a problem. Mr. VanHoozen asked why that couldn't be done with the pole, and Mr. Walters said we are trying to follow our own rules. Mr. VanHoozen asked about comments from neighbors. Mr. Walters said there were two at the meeting, and they would prefer if the pole was not there.

Greg Bade, Planning Commission member, was in attendance and Mr. Kuhlman asked if he thought the Planning Commission recommended against the rezoning because of the pole. Mr. Bade said he does; he thinks the focus was on the pole. Mr. Kuhlman said that he is comfortable moving this on to City Council as the use is already institutional and there would still be the Special Approval Use process regarding the pole. The Committee agreed 3-0 to move this along to City Council.

ZONING CONCERNS EMAIL

The Committee reviewed an email received by the Planning and Zoning Division regarding the lack of affordable options for getting to grocery stores or other shopping within the City, and the difficulty accessing locations outside the city by bicycle. Mr. Kuhlman said he understands the concerns expressed in the email. The email also noted the lack of TARTA bus stops within the city.

Mr. Effler explained how Perrysburg Transit operates, and said that it connects with TARTA at the Meijer store in Rossford, and at the Municipal Building in Maumee. Mr. Kuhlman asked Mr. Walters to reach out to the citizen and let him know the Committee understands his concerns, and let him know about Perrysburg Transit. Mr. McCarthy said that better bike access has been an issue for years, and the City is working on it and making some progress.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:26 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting is scheduled for Tuesday, August 27, 2024 at 5:00 p.m.