

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held August 29, 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 Tim McCarthy and Barry VanHoozen. Cory Kuhlman was absent. Also present was Brody Walters, Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF JULY 23, 2024 MEETING MINUTES

There being no objections, the minutes of the July 23, 2024 meeting were approved 2-0.

REZONING REQUEST

I-2 (General Industrial) to C-4 (Highway Commercial)

S and G Real Estate LLC

Parcel Q61-400-190000017000 (24525 N. Dixie Highway)

Parcel Q61-400-190000016000 (0 N. Dixie Highway)

Mr. McCarthy stated that a public hearing was held on August 6, 2024 regarding this rezoning request. Mr. Walters stated that the two parcels are at the northwest corner of State Route 25 and Five Point Road. The Planning Commission unanimously recommended approval of the rezoning, and there were no comments at the public hearing.

Mr. McCarthy said that the Land Use Plan states that these parcels are in the area defined as Suburban Corridor. Jim Sutphin, of S & G Real Estate, was present on behalf of the applicant. He stated that they plan to build a 5,000 square foot convenience store with one or two diesel pumps and the rest regular gas pumps. He said that they have been in discussions with ODOT about a right-in, right-out curb cut, and they will be asking for full access onto Five Point Road. Mr. VanHoozen asked if the business going in is contingent on being approved for the right-in, right-out. Mr. Sutphin said it is contingent on the rezoning being approved, but not on the access from SR25. The Committee agreed 2-0 to move this along to City Council.

CODE AMENDMENT

Chapter 1235.04(zz) – Landmark Feature Signage

A public hearing was also held on August 6, 2024 regarding the proposed Code Amendment pertaining to Landmark Feature Signage. There was a brief discussion about some applications that might be received in the future. Mr. Walters stated that if this Code Amendment is approved, it would allow those interested parties to submit applications because it removes the language that you cannot have landmark feature/signage within

1000' to an established landmark feature/signage. Mr. McCarthy clarified that these applications would still need to go through the Planning Commission and City Council as part of the Special Approval Use process. This Code Amendment simply allows them to apply. Mr. VanHoozen asked about maintenance of these items. Mr. Walters said that is part of the discussion during the Special Approval Use process. Mr. McCarthy noted that the first criteria states that the feature must utilize materials that are of high quality. The Committee agreed 2-0 to move this along to City Council.

ZONING CODE UPDATE

Mr. Walters informed the Committee that the kick-off meeting for the Zoning Code Update was held on Monday and Tuesday. He said the goal is to have a more easily navigable Code. He said the consultant will measure our Code versus best practices, but they noted that even though our Code is 18 years old, it is fairly modern. Mr. Walters stated that they spent time this week calling out the things that are working well with our current Code, and the things that are not working well. He said that the City is looking at about a year for this journey.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:21 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, September 24, 2024 at 5:00 p.m.