

Minutes of Perrysburg Public Hearing

Meeting Held September 3, 2024

CALL TO ORDER - 6:05 PM

The public hearing was called to order at 6:05 p.m. by Mayor Mackin.

ROLL CALL

Present were Council Members Kevin Fuller, Cory Kuhlman, Tim McCarthy, Barry VanHoozen, Mark Weber, and Kerry Wellstein (6). Rick Rettig was 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

CODE AMENDMENT

CHAPTER 1245.49 - DUTIES OF THE HISTORIC LANDMARKS COMMISSION; REGISTER OF LISTED PROPERTIES AND HISTORIC DISTRICTS

CHAPTER 1245.51 - GUIDELINES FOR REVIEWING APPLICATIONS; REHABILITATION STANDARDS

Mr. Walters stated that currently, to understand the Historic Landmarks Commission guidelines, you need to look at several documents. This document is more centralized and user-friendly. Mr. Walters stated that Susan Rowland Miller, a member of the Historic Landmarks Commission, did most of the work on these guidelines. He said the Planning Commission was supportive and voted 5-0 to recommend approval, but added that they want this book, and any future changes, to be approved by City Council. Mr. Weber asked if the next step is for this to go to the Planning and Zoning Committee. Mr. Walters said that it is. Mr. McCarthy said that it may take a couple of meetings to review the entire document. Mr. McCarthy asked if the Planning Commission and HLC disagreed and that is why they wanted City Council to approve any changes. Mayor Mackin said that the Planning Commission did not disagree, they felt that City Council should approve any changes so if there is an appeal, everyone would be working from the same playbook.

Laurie Melchior Huskisson, 26180 Hull Prairie Road, said that specificity is good, and guidelines are good, but she has reservations about how far-reaching these are. She said that it calls for approval on paint color and specific windows. She said that in today's real estate market, with prices so high, she is afraid property owners will delay or defer maintenance because of the cost of materials. She noted that it is called the Historic Landmarks Commission, and most properties in the district are old, but not

necessarily landmarks.

Susan Rowland Miller, 25887 Cherbourg Lane, said that the HLC has been talking about this for over a year. She said that the 1989 guidelines are more restrictive than the proposed guidelines. She said the new guidelines recognize modern materials. She said that they reviewed the standards from other places and some allow only wood windows and require you to keep your door, so this is a happy medium. She said the guidelines do recognize contributing and non-contributing properties, and encourage repairs if possible before replacements. She said she feels the guidelines are a combination of flexibility while holding to the standards to maintain. She added that they can be used to educate property owners and new Commission members.

Mr. Weber said he appreciates all of the hard work put into these guidelines, and he is interested to see the Planning and Zoning Committee's discussion about them. He asked if other communities have requirements about the paint color. Ms. Rowland-Miller said that other communities do have it, and she said that it used to be considered by the HLC but was changed at some point. Mayor Mackin thanked Ms. Rowland-Miller for all of her work.

ADJOURNMENT

There being no further comments, Mr. Fuller moved to adjourn at 6:20 p.m. It was seconded by Mr. Kuhlman and was unanimously approved.

Respectfully submitted,

Amber Rathburn
Clerk of Council

Thomas G. Mackin
Mayor