

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held September 24, 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 were Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

Tom Haar, 517 Turnbury Lane, stated that he is in support of the rezoning request from residential to commercial for the property adjacent to Costco that will be considered at the September Planning Commission meeting.

APPROVAL OF AUGUST 27, 2024 MEETING MINUTES

There being no objections, the minutes of the August 27, 2024 meeting were approved 2-0.

GEORGE THOMAS - THE FAIR HOUSING CENTER

George Thomas, CEO of the Fair Housing Center, gave a presentation explaining the protected classes under the Fair Housing Act and gave examples of situations related to zoning that may be considered discriminatory with respect to those protected classes. The Committee thanked him for his presentation, and he offered to provide more training if the City desires.

In particular, one particular form of housing discrimination is discrimination based upon familial status, which includes parent(s) with children under age 18. Zoning decisions that discourage households with school-age children can be challenged as prohibited discrimination based upon familial status.

CODE AMENDMENT - HISTORIC DISTRICT GUIDELINES

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

A public hearing regarding the Historic District Guidelines Code Amendment was held on September 3, 2024. Susan Rowland Miller, a member of the Historic Landmarks Commission, who did a good bit of work on the proposed Historic District Design Standards, was present. Ms. Rowland Miller said that she has heard that the standards being proposed are more stringent, but she believes they are more flexible. She gave an example using the current language regarding windows and doors versus the new

standards. She said the current language only allows wood windows, but the new standards allow wood composite and aluminum wrapped.

Mr. McCarthy asked if the proposed standards say anything about color. Ms. Rowland Miller said that it does, but the current guidelines also talk about color regarding residential and commercial properties.

Mr. McCarthy said that it seems the proposed standards emphasize working with the property owners, which is what the Historic Landmarks Commission has been doing for years. He asked Mr. Easterling if he could identify differences between the current guidelines and the proposed standards. Mr. Easterling said the standards are a user friendly document for residents and for the HLC. He said there is nothing that makes it more onerous. Mr. Walters added that it is more user friendly and less strict than what we have now and what other communities that they looked at have. He said that the goal is for everyone to be on the same page. Mr. McCarthy asked what communities they looked at, and Mr. Walters said that a few from Ohio that they looked at are Hudson, Dublin, and Toledo's Old West End. He added that the review regarding color is a way to weed out bad ideas that detract from the district.

Mr. VanHoozen said that the standards are a vast improvement, but he hopes we aren't opening the door for more debate by making the standards too accommodating. Ms. Rowland Miller said the standard is still to repair when possible. Mr. VanHoozen said that Council wants to support the Commission, but sometimes they've been challenged to do that based on the language. Mr. McCarthy said that he would like to get input from Mr. Kuhlman before this is moved forward to City Council, and Mr. VanHoozen agreed.

CODE AMENDMENT - ZONING DISTRICT "X"

Chapter 1220.01 – Districts Established

Chapter 1220.07 – Special Districts

Chapter 1225.08 – Land Use Types (Chart)

Chapter 1230.01 – Intensity & Dimensional Standards (Chart)

Mr. McCarthy stated that a public hearing was held on this matter on September 3, 2024. At the public hearing, Mr. Walters stated that the only area he envisions for Zoning District X is the Wastewater Treatment Plant. Mr. Walters again confirmed that, but this Code Amendment just creates the zoning district, it does not rezone the WWTP.

Mr. VanHoozen asked why we want this district to be created. Mr. Walters explained that the situation at the WWTP is not in compliance with the Code, with a couple examples being that there is infrastructure within the right-of-way, and the percentage allowed for accessory structures has been exceeded. He said that the Administration wants to follow the Code on City projects whenever possible, but in this instance it cannot.

There was a brief discussion about other possible applications for rezoning to District X by private persons/entities, but Mr. Walters said that he believes the way it has been

written, other properties will not qualify. Mr. McCarthy said that he can see the need for these Code amendments, and the Committee agreed 2-0 to recommend adoption by City Council.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:28 p.m.

Respectfully submitted,

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

Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting is scheduled for Tuesday, October 22, 2024 at 5:00 p.m.