

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held October 22, 2024

CALL TO ORDER - 5:00 PM

The meeting was called to order by Chairperson Tim McCarthy.

ROLL CALL

Committee members present were Cory Kuhlman, Tim McCarthy and Barry VanHoozen. Staff members present were Joe Fawcett, Tim Effler, Brody Walters, Mark Easterling and Amber Rathburn.

CITIZEN'S CONCERNS

None.

APPROVAL OF SEPTEMBER 24, 2024 MEETING MINUTES

There being no objections, the minutes of the September 24, 2024 meeting were approved 3-0.

REZONING REQUEST

R-2 (Single Family Residential) to C-4 (Highway Commercial)

Bethel Assembly of God

Parcel Q61-400-18000007001 (0 Eckel Junction Road)

Parcel Q61-400-18000056002 (0 Eckel Junction Road)

Parcel Q61-400-18000008000 (0 Eckel Junction Road)

Parcel Q61-400-18000056001 (0 Eckel Junction Road)

Mr. McCarthy stated that there will be a Public Hearing regarding this issue on Tuesday, November 19, 2024 at 5:30 p.m. In light of that, he indicated that the Committee would not be voting on any recommendation to approve or disapprove the rezoning request. In addition, Committee members might withhold comments pending the public hearing.

Mr. Walters stated that the request is to rezone approximately 24 acres of property immediately east of Costco on the south side of Eckel Junction Road from R-2 (Single Family Residential) to C-4 (Highway Commercial). At their September meeting, the Planning Commission voted 3-2 against the rezoning with one abstention.

Mr. McCarthy stated that City Council has received numerous emails and letters from residents regarding the rezoning request. He said that the objections they have received are due to concerns regarding traffic, lighting, noise, incompatibility with residential neighborhoods, and negative impacts on property values.

Jim Adray, 25 Callander Court, said that C-4 zoning requires frontage on a major highway, and Eckel Junction Road is not a major highway. He expressed concerns about property values being reduced, and he offered suggestions on what he felt would be appropriate uses for the property. Several other residents spoke against the request for rezoning. Linda Templeton, 1454 Turnbury Lane, said she has 73 letters from individuals who could not be there who are against the rezoning.

Mr. Walters said that the property does have highway frontage along I-475. He said there is not a requirement that it have a driveway out to the highway frontage. The Committee agreed 3-0 to forward the rezoning request to City Council.

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

Mr. McCarthy stated that Susan Rowland Miller, who wrote most of the proposed revisions to the Historic District Guidelines, will be at the November meeting.

REZONING REQUEST

S-1 (Scenic and Open Space) to R-1 (Single Family Residential)

A portion of Parcel Q61-100-601000043001 (0 W. River Road)

A portion of Parcel Q61-100-601000043005 (0 W. River Road)

The request is to rezone a portion of the previously zoned S1 area of the project site to R1 now that the elevation of these portions has been raised to or above the 590' of elevation point. Mr. Walters stated that his office recommended approval of this zoning request, and the Planning Commission also recommended approval by a 4-0 vote. A public hearing was held on October 1, 2024.

Mark Rich, the applicant, was present and explained to the Committee what part of these parcels he is requesting the rezoning for. Mr. Kuhlman asked if the soil has already been moved, and Mr. Rich said it has been. The Committee agreed 3-0 to recommend the rezoning to City Council.

CAR WASH MORATORIUM DISCUSSION

Mr. Walters informed the Committee that the moratorium on new car washes is up in January 2025. There was a brief discussion about extending it for another twelve months, and Mr. McCarthy asked that it be kept on the agenda.

2025 BUDGET DISCUSSION

The Committee reviewed the proposed 2025 budget for the Planning and Zoning Division. Mr. McCarthy asked why services went down so much. Mr. Walters stated that in last year's budget that line included the Zoning Code rewrite.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:16 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 Thursday, November 14, 2024 at 4:00 p.m.