Minutes of Perrysburg Historic Landmarks Commission

Meeting Held October 14, 2024

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:01 p.m. by Chairman, John Meier.

ROLL CALL

Commission members present were Kate French, Dan Judson, Scot MacPherson, John Meier, Jan Materni, and Susan Rowland Miller (6). Bob BredenbeckCorp was absent (1). Also present was Brody Walters, Planning & Zoning Administrator.

APPROVAL OF SEPTEMBER 9, 2024 MEETING MINUTES

Ms. Rowland Miller made a motion to approve the September 9, 2024, meeting minutes as submitted. Seconded by Mr. Meier, and the minutes were unanimously approved (6-0).

PERMIT OBLIGATION

Mr. Walters reminded the applicants that if their applications are approved, they will need to apply for a permit from the Planning & Zoning office.

NEW BUSINESS

APPLICATION 23-24

DAVID NUNN, ON BEHALF OF GRASS ROOTS RECYCLING TO REUSE NETWORK, IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN IN THE WINDOW. THE PROPERTY IS LOCATED AT 108 E. SECOND STREET.

Mr. Walters reviewed Application 23-24. David Nunn was present on behalf of the application and added that he is leasing the office and that the proposed sign (12" x 60") will hang in the window. He noted that the existing signpost on the property would require a variance from the Board of Zoning Appeals and Mr. Walters stated that the post is nonconforming. Mr. Walters clarified that with the zoning code rewrite, they are looking at sign setbacks matching building setbacks, and the Commission agreed that would be beneficial for this location. Ms. Rowland Miller noted that this structure was built in the 1950s and the standards (page 29) identify that windows are not supposed to be blocked with signage. There was further discussion about the ratio and size of the window glass and the option of stenciling, and Mr. Nunn noted that he would like a sign. Ms. Rowland Miller referenced standards for the material of the sign (page 29) and added that she is in support of a hanging sign.

Ms. Rowland Miller moved to table Application 23-24. Seconded by Mr. Meier, and the application was unanimously tabled (6-0).

Mr. Meier made a recommendation/resolution for Application 23-24 stating that the HLC approves of the use of the existing signpost should an application be submitted to the Board of Zoning Appeals. Seconded by Ms. Rowland Miller, and the recommendation/resolution was unanimously approved (6-0).

APPLICATION 24-24

JESSICA ANSLEY IS REQUESTING A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE A DECK IN THE REAR OF THE PROPERTY. THE PROPERTY IS LOCATED AT 432 E. SECOND STREET.

Mr. Walters reviewed Application 24-24. Jason Ansley was present on behalf of the application and added that their deck is in disrepair, and they are replacing it with treated lumber and a little bit bigger footprint. He said that there would also be a fence around the deck with steel and aluminum materials to make the structure safer.

Mr. MacPherson made a motion to approve Application 24-24 as submitted. Seconded by Ms. Rowland Miller, and the application as unanimously approved (6-0).

OTHER BUSINESS

David Munger was present on behalf of the property at 408 W. Front Street and said that fifty-four (54) feet of fence had been removed from the neighboring property at 420 W. Front Street, leaving his tenant at 408 W. Front Street without a fence for their dog. Mr. Munger and the Commission discussed potential options and materials for a new fence at 408 W. Front Street. There was further discussion about the height and style of the proposed fence in conjunction with the proposed new standards. Ms. Rowland Miller clarified that the old standards do not support a six (6) foot fence whereas the new standards support the height with a lattice at the top. Mr. Munger said that he is not interested in installing a lattice at the top of the fence. There was further discussion about the side yard versus the rear yard for this property.

Councilor Kerry Wellstein and Planning & Zoning Administrator, Brody Walters, were present to provide the Commission with an update to the Downtown Streetscape Revitalization project. Ms. Wellstein said that the aesthetic goal of the project is classical with playful contemporary, noting that they are trying to appeal to every generation. She added that they're working with the EDGE group with the intention of creating public spaces. Mr. Walters stated that construction of the 300 block of Louisiana Avenue would happen in 2025 and the 100 and 200 blocks of Louisiana Avenue would take place in 2026 due to a replacement project that Columbia Gas has slated for 2025. The Commission further discussed the paving of green spaces, the loss of walkability, and whether a traffic study had been performed to accommodate the desire for more parking. Mr. Walters noted that there will be an open house to further discuss this project around the second or third week of November.

There was a brief discussion about the update to the Historic District Design Standards, and Mr. Walters noted that the discussion will go back to the Planning & Zoning Committee of Council on October 22, 2024 for their review.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Heather Alfaro
Zoning Clerk

The next meeting is scheduled for November 18, 2024, at 7:00 p.m. in the Municipal Building at 201 W. Indiana Avenue.