

Minutes of Perrysburg Public Hearing

Meeting Held November 19, 2024

CALL TO ORDER - 5:30 PM

The hearing was called to order at 5:30 p.m. by President of Council Kevin Fuller.

ROLL CALL

Present were Council Members Kevin Fuller, Cory Kuhlman, Tim McCarthy, Rick Rettig, Barry VanHoozen, Mark Weber, and Kerry Wellstein (7). Also present were Joe Fawcett, City Administrator, Amber Rathburn, Clerk of Council, Tim Effler, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

DISCUSSION

REZONING REQUEST

Mr. Walters stated that the purpose of the public hearing was to hear public comment regarding a rezoning request from R-2 (Single Family Residential) to C-4 (Highway Commercial) for four parcels along Eckel Junction Road, east of Costco, that consist of approximately 23.6 acres. He said that at the September 26, 2024 Planning Commission meeting, they recommended against the rezoning by a 3-2 vote with one abstention. Mr. Kuhlman said that C-4 zoning requires highway frontage, but he asked if it requires highway access. Mr. Walters said it does not. Mr. Fuller asked if the Planning Commission members that recommended against the rezoning gave any reason why. Mr. Walters said they did not.

Anna Prochazka, 225 Southwood Drive, said that she just purchased her home in July, and they checked to see what the vacant land was zoned. She asked Council to vote as if they lived next door to this property.

Leslie Turpening, 1453 Turnbury Lane, said that there is already an issue at Callender Court because they can't pull in or out. She asked that Council think about the 80 and 90-year-olds whose patios face this field. She added that they are not a buffer.

Joann Tallarico, 12 Callander Court, said that comments from Callander Court and Riverplace residents were sent to City Council the day before. Their issues with the rezoning request include noise pollution, light pollution, alcohol, and traffic issues.

Melissa Petrea, 14906 Stonebridge Lane, asked that they focus on education. She said if the property is rezoned, it will help slow down school growth. She said that Council needs to do what is best for the majority of citizens, and they need to bring in more

commercial businesses.

Megan Johnson, 13819 Otusso Drive, said that she is in support of the rezoning as a business person working in a neighboring plaza as well as a resident.

Robert Johnson, 13819 Otusso Drive, said that he appreciates City Council and said that they are not in an enviable position. He said that it is a tough job to do, but he is in favor of the rezoning.

Nycole Clark, 24930 Saddle Horn Drive, said that the City should not be able to tell the property owners who they can or cannot sell their property to.

Harold Mathews, 533 Fox View Court, said that he is operating on the assumption that this is a done deal. He noted that the Planning Commission can work on limiting the light and noise pollution. He asked that to help with traffic mitigation that access to this property come from Costco and not Eckel Junction Road.

Doug Freeman, 311 Turnbury Lane, said that he moved here ten years ago, and the property was zoned residential. He read the dictionary definition of frontage.

Kate Hatcher, 310 Coventry Court, said she is in support of the rezoning because we need to limit residential growth.

Jim Adray, 25 Callander Court, said that this 24 acres is not going to solve the schools' problems. He said that no other Top Golf in the country borders a residential area. He said if Council approves the rezoning, they are giving them a blank check. He said that the schools are a problem that is going to have to take care of itself.

Corey Sexton, 4283 Morgan Place, said that both commercial and residential zoning are going to cause traffic problems like on Carronade Drive. She said that the kids are suffering, and this should be rezoned to commercial.

ADJOURNMENT

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

Respectfully submitted,

Amber Rathburn
Clerk of Council

Thomas G. Mackin
Mayor