

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held December 11, 2024

CALL TO ORDER - 4:00 P.M.

The meeting was called to order by Chairperson Tim McCarthy at 4:00 p.m.

ROLL CALL

Members present were Chairperson Tim McCarthy as well as Committee members Barry VanHoozen and Cory Kuhlman. Staff members present were Mark Easterling and Tim Effler.

CITIZEN'S CONCERNS

None.

APPROVAL OF NOVEMBER 14, 2024 MEETING MINUTES

There being no objections, the minutes of the November 14, 2024 meeting were approved 3-0.

APPOINTMENT OF ERIN O'REAR TO BOARD OF ZONING APPEALS

A motion was made by Mr. McCarthy to adjourn to Executive Session to consider the appointment of a public official at 4:01. The Committee returned from session at 4:13. Later in the meeting, Mr. McCarthy made a motion to appoint Erin O'Rear to the Board of Zoning Appeals. There being no objections, the appointment of Erin O'Rear was unanimously approved to be forwarded to Council by a vote of 3-0.

SPECIAL APPROVAL USE (LANDMARK FEATURE) - MONARCH GRIEF CENTER

Mr. Easterling began by stating the applicant, Tim Polakowski, has asked the Committee to consider the approval of a landmark statue of a monarch butterfly on their premises. This request went to the Planning Commission in November 2024 for special use approval and was recommended approval with a 5-1 vote, with the condition that they provide a maintenance plan to the City. Mr. McCarthy made a motion to forward the Monarch Butterfly Landmark Statue request on to Council. There being no objections, approved 3-0.

CODE AMENDMENT

Chapter 1215.02(110.01) – Medical Marijuana
Chapter 1225.08 – Land Use & Base Zoning District Table
Chapter 1235.04(aaa) – Special Approval Uses

Mr. Easterling began the discussion by explaining the definition of "Medical Marijuana" and "Adult Use Cannabis." Both definitions were derived from the Ohio Revised Code. Mr. Easterling then pointed out that the draft ordinance identifies locations for Medical Marijuana and Adult Use Cannabis dispensaries, which would be subject to the special approval use process. The Committee discussed special approval use review for cannabis operators, which would include approval of signage, security and lighting, among other approvals.

Mr. Effler fielded questions from Mr. VanHoozen about the proximity of public parks, libraries, churches, and schools, Mr. Effler explained that there would be no dispensaries of medical marijuana and/or adult use cannabis within a 500-foot radius of these locations. Mr. VanHoozen then asked if he could be provided a map of where the dispensaries would be able to be opened.

Mr. McCarthy asked about the moratorium that the city has in place for this and Mr. Effler explained that it is in place until May 7, 2025. If legislation is passed by Council with a determination regarding the issue prior to that date, the moratorium would terminate. The Committee opted to continue this matter until the January 2025 Planning and Zoning Committee meeting for further discussion. No decision or vote occurred.

OTHER BUSINESS

Mr. Easterling brought to attention to two citizen emails expressing concern about the traffic along Eckel Junction Road. Mr. Easterling stated that there is not currently a traffic flow action specification being pushed, but the concern for this section of roadway is a known issue, and the City is working with the Ohio Department of Transportation (ODOT) on the issue.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:41 p.m.

Respectfully submitted,

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

Tim McCarthy, Chairperson
Planning and Zoning Committee

Next meeting is scheduled for January 28, 2025 at 4:00 p.m.