

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held February 3, 2025

CALL TO ORDER - 5:00 PM

The meeting was called to order at 5:04 p.m. 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 and Mark Easterling.

CITIZEN'S CONCERNS

None.

APPROVAL OF DECEMBER 11, 2024 MEETING MINUTES

There being no objections, the minutes of the December 11, 2024, meeting were approved 3-0.

CODE AMENDMENT

Chapter 1250.31(h) – Conditions Applicable to Signs in All Districts

Mr. Walters talked about the proposed Code Amendment. The proposed Code Amendment to Chapter 1250.31 intends to provide additional on-site signage opportunities to inform vehicular and pedestrian traffic about where features, businesses, and services are located within development sites. He further stated that businesses located inside large-scale developments have encountered difficulties providing site directories and navigational signage within their properties. This Code Amendment would make it easier for the public to locate a specific business within the business parks. Mr. Walters also highlighted that this proposal increases the allowable height, size, and font dimension.

Mr. Kuhlman asked if there would be a permitting process through the Planning and Zoning office for each of the proposed signs. Mr. Walters said that there would be an approval process for each of the signs that the business owners wish to install to ensure they meet the guidelines. He further explained that the signs are intended for directions only and advertising will not be allowed.

Mr. VanHoozen asked if businesses would be allowed to install a sign on each driveway the business has, Mr. Walters said the proposed language would allow this. Mr. Walters fielded additional questions about the proposed code language, including the changes in size, location and specific language prohibiting outward-facing signs and signs located in the public right of way. The Planning Commission had recommended setback requirements for this internal signage. Yet, the Committee disagreed that such requirements were not necessary, as the Planning & Zoning Division can look at proposed location as a part of its review process. Mr. Walters stated that this Amendment previously went to the Planning Commission, and they recommended approval. The Committee agreed 3-0 to move this to City Council on February 18, 2025.

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. Effler began the discussion by saying that this is the same proposed legislation previously discussed but has been brought back for discussion as the moratorium expires at the beginning of May. Mr. Effler went on to specify where the dispensaries could be built, which are districts C2, C3 and C4, and provided a map. He talked about the exceptions to the building of the locations, which are a 500 ft radius from a school, church, park, and library and a one-mile radius between another dispensary location, and a limit of two locations in the City. Mr. Effler then talked about the signage and building restrictions and stated that each business owner wishing to build a location would have to get special approval.

Mr. Walters discussed a previously proposed idea that the code language could also include Planned Business Parks (PBP), which would include Levis Commons and HarborTowne. He explained that with the current districts, there should be enough locations that a dispensary could be built and that including PBP wouldn't be necessary.

Mr. Kuhlman stated that he would like to see that each proposed location be reviewed through an approval process by a Committee or the Planning office. Also, he reminded all that this legislation will include possible dispensaries for medical marijuana.

The committee members agreed 3-0 to forward this discussion to City Council on February 18, 2025, for it to receive three readings, to ensure time for the public to comment.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:04 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

The next meeting is scheduled for February 25, 2025 at 5:00 p.m.