

Minutes of Perrysburg Architectural Review Committee

Meeting Held December 13, 2024

CALL TO ORDER - 10:00 A.M.

The Levis Commons ARC meeting was called to order at 10:02 a.m. by Deputy Planning & Zoning Administrator, Mark Easterling.

ROLL CALL

Committee members present were Mark Easterling, Holly Kerns, and Rita Nelson (3). Brody Walters was absent (1).

NEW BUSINESS

PRELIMINARY SITE PLAN - VAN HORN, HOOVER & ASSOCIATES, INC.

Dan Stone (Van Horn, Hoover & Associates, Inc.) was present and Developer Ken Hicks joined virtually via Teams for the Preliminary Site Plan for a portion of Parcel Q61-400-180007018500 (corner of S. Wilkinson Way & Brockway Drive). They stated that this is a proposed 7,400 SF conceptual layout for a new multi-tenant commercial building. Mr. Easterling noted that this site is part of a larger master plan, adding that the future plan for the other buildings is needed, and clarified that a lot split will need to be submitted for this specific proposed site. Mr. Hicks added that the current developer, Jon Roumaya, doesn't have a use for the southern sites, and Mr. Easterling stated that this is a mixed-use development area where the master plan will need to be updated accordingly. There was a brief discussion about the acreage of the site and the number of tenants. Mr. Hicks added that the eastern property will feature the building entrances, and Mr. Easterling added that four-sided architecture is required.

The Levis Commons ARC agreed 3-0 to grant conditional approval of the Preliminary Site Plan for a portion of Parcel Q61-400-180007018500 (corner of S. Wilkinson Way & Brockway Drive) for Van Horn, Hoover & Associates, Inc., with the condition that an updated master plan be submitted for this parcel.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:15 a.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

