

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held March 25, 2025

CALL TO ORDER - 5:00 P.M.

The meeting was called to order by Chairperson Tim McCarthy at 5:00 p.m.

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 FEBRUARY 3, 2025 MEETING MINUTES

There being no objections, the minutes of the February 3, 2025 meeting were approved 3-0.

APPOINTMENT OF PATRICK MARCHMAN TO HISTORIC LANDMARKS COMMISSION

Mr. McCarthy moved to adjourn to Executive Session to consider the appointment of public official. Seconded by Mr. Kuhlman. The Committee went into Executive Session at 5:01 p.m. They returned from Executive Session at 5:10 p.m.

SPECIAL APPROVAL USE

Forte Music School

210 E. South Boundary Street

Mr. Walters spoke to Council about the building located at 210 E. South Boundary. Mr. Lupu has planned to use this building for a music school as well as other activities such as art, yoga, and karate classes. Mr. Walters explained that in order for this development to proceed they would need special approval to open.

Mr. Walters said the Planning Commission recommended approval for the Special Approval Use at the January 30, 2025 meeting by a 6-0 vote, and a Public Hearing was held on March 4, 2025. There being no objections, the Committee voted 3-0 to recommend approval of the special use to Council.

CODE AMENDMENT

Chapter 1235.04(g) – Special Approval Uses (Auto Wash)

Mr. Easterling spoke about a proposed code amendment regarding auto washes to be located in the City, which would provide that car washes could not be located within a one-half (1/2) mile of an existing car wash. Mr. Easterling presented a map that showed the active car washes in the City and a half-mile radius around each one to show where another car wash could not be built. Mr. Easterling spoke about the different types of washes that are located in the City, which include car washes that are attached to gas stations, where the main source of income is not the washes, but they are still open for public use. Another being car washes attached to car dealerships, where this is also not the main source of income, but these washes are not open to the public. And lastly, there is just a normal car wash that is the business' main source of income and is open to the public. The map provided includes both regular car washes and gas station car washes, but not dealership washes.

Mr. Kuhlman stated that there is not a lot of room to have any washes built in the City. Mr. Easterling agreed that, with the half-mile radius, the only place one could really go is where there is currently a vacant wash. Mr. Kuhlman asked if the radius could be decreased to a quarter of a mile, and maybe not to include the gas station washes on the map. The Committee agreed to discuss this issue further at the next meeting in April.

CODE AMENDMENT

Chapter 1245.54 – Issuance of Certificates of Appropriateness

Mr. Walters began the discussion about an amendment to make it clear that a change in the paint color of homes in the historic district would be subject to approval by the Historic Landmarks Commission. Mr. McCarthy asked if the Historic Landmarks Commission or the City has a current inventory of the homes in the historic districts' paint colors, in order to tell if someone has painted their home. Mr. Walters said that we use Google images and street views to see what the home looked like. He spoke about how there are so many hues of the same color and minor changes may go unnoticed if a home is painted another shade of white. The main reason for this is for the big noticeable changes, like if a Victorian home was painted neon yellow. That is something that is not fitting for the time period and would need to be addressed.

Mr. Kuhlman asked if maybe the HLC could put together an approved color pallet or color range for the citizens in order to make it easier to pick an approved color. He also suggested that when homes in the historic district change owners (such as changing of utilities) then a letter goes to the home informing them of the requirements of living in a historic home.

Mr. McCarthy said it would be important to have a communication sent to homeowners in the Historic District to notify them that a change in paint color would be subject to review and approval. He stated that this is particularly important since the City's approach on

this issue has not been consistent. The Committee agreed to discuss this topic further at the next meeting.

GREEN LANE RIGHT-OF-WAY DISCUSSION

Mr. Walters talked about vacating a portion of West Boundary Street and dissolving the parcel lines in order for the Wastewater Treatment Plant and its eventual expansion to be located on one parcel of land instead of several. Mr. Walters stated that the City is the owner of all the lots.

Mr. VanHoozen asked why is this important to do. Mr. Walters responded that it is easier for tax and utility reasons and for future development. The reorganizing of the parcel lines will also make it easier to eventually re-zone the parcel of land that the WWTP is located on, in order to follow the City's zoning codes.

Mr. Walters asked for approval to have a public hearing on this matter on April 1, 2025, at 6:20 p.m., and to introduce legislation also on April 1st. There being no objections, the Committed voted 3-0 to recommend approval to Council.

OTHER BUSINESS

Mr. Effler spoke about the upcoming marijuana dispensary ordinances' vote. He stated that if Council decides not to pass the three ordinances, then there will be legislation for a moratorium for about 90 days in order to have enough time to get all the necessary ordinances prohibiting dispensaries through the Planning Commission as well as the Planning and Zoning Committee.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:54 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 April 22, 2025 at 5:00 p.m.