

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held April 22, 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 and Tim McCarthy. Barry VanHoozen was absent. Staff members present were Joe Fawcett, Tim Effler, Brody Walters and Mark Easterling.

CITIZEN'S CONCERNS

None.

APPROVAL OF MARCH 25, 2025 MEETING MINUTES

There being no objections, the minutes of the March 25, 2025 meeting were approved 2-0.

CODE AMENDMENT

Chapter 1235.04(g) - SAU (Auto Wash): Carwash Distances

Mr. Easterling spoke about the proposed Special Approval Use Code Amendment. This amendment would maintain a one-half mile buffer between car washes.

Mr. Easterling explained that multiple abandoned car washes in Perrysburg could negatively influence the local economy. He noted that limiting the amount of washes that could be built in the City will hopefully prevent the amount of washes that close down. Mr. Easterling stated that vacant gas station car washes have the same economic impact as a vacant full car wash, and that is why they will also be included in the number of washes allowed in the City.

Mr. Kuhlman said that he did not have any thing to add. The committee agreed to forward to City Council 2-0.

CODE AMENDMENT

Chapter 1245.54 - Issuance of Certificates of Appropriateness: Paint Color

Mr. Walters introduced the proposed certificates of appropriateness for changes in the paint color of homes located in the historic district. A certificate would need to be issued to a homeowner before any exterior change in color of any property located within a Historic District can be undertaken. Mr. Walters presented many different paint colors that

homeowners can use to judge whether a color might be appropriate for their homes' architectural era style.

Mr. McCarthy expressed his appreciation for the comprehensive list of paint colors that were presented. Mr. Kuhlman suggested that this topic be discussed with the Historic Landmarks Commission as they are the experts on historic homes.

HISTORIC DISTRICT NOTIFICATIONS

Mr. Walters spoke about the notification packets that his office has put together for the Historic District homeowners. He wants to send out a packet with a letter informing the homeowner that they live in the Historic District. Included in this packet are paint color options along with explanations of the architectural styles of the homes located in the district. Mr. Walters plans to send out this packet to every homeowner this year, after which the packet will only be sent out to properties that have new owners.

The Planning and Zoning office plans to keep track of ownership changes through utility records and home listings. Mr. Kuhlman suggested that the envelope mailed out be very clearly marked, so the property owners are more likely to hold on to the information. He also suggested that the office keep a record of when the packet was mailed out, so there is no confusion about whether a property received the information. Mr. McCarthy provided changes to the letter included in the packet in order to add some clarification.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:16 p.m.

Respectfully submitted,



Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting is scheduled for May 27, 2025 at 5:00 p.m.