

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held May 27, 2025

CALL TO ORDER - 5:00 PM

The meeting was called to order by Cory Kuhlman at 5:06 p.m.

ROLL CALL

Committee members present were Cory Kuhlman and Barry VanHoozen. Tim McCarthy arrived at 5:08pm. Also, present were Joe Fawcett, City Administrator, Pat Jones, Assistant City Administrator, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF APRIL 22, 2025 MEETING MINUTES

There being no objections, the minutes of the April 22, 2025, meeting were approved 2-0. Mr. McCarthy was not present for this vote.

APPOINTMENT OF STEVE DANE TO THE PLANNING COMMISSION

Mr. Kuhlman spoke with Mr. Dane about his request to join the Planning Commission. Mr. Dane said that he is retiring soon and would like to get involved in local government and the Planning Commission interests him because it is a similar subject matter to his professional career as a fair housing and civil rights attorney. There being no objections, the appointment of Steve Dane was approved to be forwarded to Council by a vote of 3-0. Mr. Dane's appointment will take effect at the Planning Commission meeting being held on July 31, 2025.

REZONING REQUEST

OS (Office & Service) to R5 (Two Family Residential) Parcel Q61-100-24000006000 (0 Roachton Road)

Mr. Walters spoke about the rezoning request by Matt Temby. The parcel is approximately 0.88 acres and is currently zoned OS (Office and Service). The request is to re-zone to R5. Mr. VanHoozen asked if there would be a visual buffer between the single-family homes and this new development. Mr. Walters stated that the zoning for R5 is treated the same as zoning for single-family homes as they are both residential. Mr. Kuhlman stated that there are already duplexes in the neighborhood next to this parcel as well.

This went to Planning Commission on March 27, 2025 and was approved 4-1, and a public hearing regarding this rezoning was held on May 6, 2025. There being no objections, this is being forwarded 3-0 to City Council.

REZONING REQUEST

OS (Office & Service) to C3 (Community Shopping) 13103 and 13125 Roachton Road

Mr. Walters spoke about a second rezoning request also by Matt Temby. The parcels included in this request are approximately 1.61 acres and are currently zoned OS (Office and Service). The request is to re-zone to C3. Mr. McCarthy asked what type of commercial business would be built on this parcel. Mr. Walters stated that it would depend on who decides to develop the land, but Mr. Walters had made some suggestions to Mr. Temby to seek out a developer who would be interested in building a small grocery store at this location.

This went to Planning Commission on March 27, 2025 and was approved 4-1, and a public hearing regarding this rezoning was held on May 6, 2025. There being no objections, this is being forwarded 3-0 to City Council.

OTHER BUSINESS

Mr. Walters spoke about an Ordinance for a change in the City's code regarding building rehabilitations standards in the Historic District. Mr. McCarthy addressed some confusing language about the City's Historic District Design Standards guide. Mr. Kuhlman asked if maybe the online version of the code could include a hyperlink to the latest version of the guide. Mr. Easterling stated that our code publisher is not able to include links to outside sites. Mr. Kuhlman also suggested to include an exhibit of the latest version of the guide along with this ordinance and then update it online with American Legal when a new version comes out. Mr. McCarthy mentioned that the guide being attached as an exhibit would be difficult due to its length. Mr. Easterling said that this language is also used in other sections of the City's code as it references outside guides that are being updated every couple of years. There being no objections, this is being forwarded 3-0 to City Council.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:25pm.

Respectfully submitted,

Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting is scheduled for June 24, 2025 at 5:00pm