

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held June 24, 2025

CALL TO ORDER - 5:00 PM

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

ROLL CALL

Committee members present were Tim McCarthy, Cory Kuhlman and Barry VanHoozen. Also present were Joe Fawcett, City Administrator, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF MAY 27, 2025 MEETING MINUTES

There being no objections, the minutes of the May 27, 2025, meeting were approved 3-0.

APPOINTMENT OF MARK SCHROCK TO BOARD OF ZONING APPEALS

A motion was made at 5:00pm by Mr. McCarthy to adjourn to Executive Session to consider the appointment of a public official. Mr. Kuhlman seconded. The Committee returned from session at 5:08pm. Later in the meeting, the Committee made a motion to appoint Mark Schrock to the Board of Zoning Appeals. There being no objections, the appointment of Mark Schrock was approved to be forwarded to Council by a vote of 3-0.

APPOINTMENT OF ERIC NICELY TO BOARD OF ZONING APPEALS

A motion was made at 5:00pm by Mr. McCarthy to adjourn to Executive Session to consider the appointment of a public official. Mr. Kuhlman seconded. The Committee returned from session at 5:08pm. Later in the meeting, the Committee made a motion to appoint Eric Nicely to the Board of Zoning Appeals. There being no objections, the appointment of Eric Nicely was approved to be forwarded to Council by a vote of 3-0.

RENAMING A SMALL SECTION OF ECKEL JUNCTION ROAD TO WELLSTEAD LANE

Richard Gilts, 11268 Eckel Junction Rd. spoke to the Committee about renaming a portion of Eckel Junction Rd. that he lives on to "Wellstead Lane". Mr. Gilts stated that this would alleviate driver confusion as this road dead ends and does not connect to the main stretch of Eckel Junction. Mr. Gilts said that his property was originally purchased from his wife's family farm and Wellstead is her family's name. Mr. Gilts took this request to the Township Board of Trustees on June 4, 2025 and they approved the change. There being no objections, the Committee voted to recommend the renaming to be forwarded to Council by a vote of 3-0.

CODE AMENDMENT - MEDICAL MARIJUANA

The Committee discussed the two legislative options regarding marijuana, one being to allow retail sale of Medical Marijuana and the other being to prohibit all cannabis cultivation, processing and dispensing. Mr. Kuhlman stated that he suggested to the Administration that the marijuana moratorium be extended until after the November election, as the moratorium currently expires on October 1, and in November there is a possibility of three new Council members being elected. Mr. Kuhlman spoke about dispensaries' preference for opening a store with a dual license for dispensing both Medical and Adult-Use Marijuana, and the vendors that he has spoken to would not be willing to open a dispensary with only a medical dispensing license. Mr. McCarthy suggested that we report this matter out through the minutes to see if other council members or the public have opinions on the issue.

UPDATE ON ZONING CODE REWRITE

Mr. Walters informed the Committee that the meeting for Module One of the Zoning Code Update was held. The goal of this code rewrite is to have a more easily navigable code. Mr. Walters stated that he would like to see the code worded in a way that gives more discretion to the Planning and Zoning office. Instead of every small request going through Planning Commission and City Council, the office would be able to approve the change. This would allow for the committees to spend more time on the bigger requests during meetings. These changes will shorten timelines for residents who wish to make simple changes, like moving a dumpster or a landscape island a few feet.

OTHER BUSINESS

Deb Gilcher, 109 Partridge Ln. asked the Committee members about rules and regulations for Airbnb's. She said a house in her neighborhood has opened an Airbnb, and lately the guests that stay there have caused alot of disruptions, like parties, marijuana smells and loud motorcycle noises. Mr. Walters said that there currently aren't any rules regarding Airbnb's, but all rules and laws still apply to the home even though it is an Airbnb, and the police will handle noise complaints and the Planning and Zoning Division will handle maintenance concerns.

A motion was made by Mr. Kuhlman to adjourn to Executive Session to consider the purchase of real property at 5:48pm. Mr. McCarthy seconded. The Committee returned from session at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:00 p.m.

Respectfully submitted,

Tim McCarthy, Chairperson
Planning and Zoning Committee

Next meeting is scheduled for July 22, 2025 at 5:00 p.m.