

Minutes of Perrysburg Historic Landmarks Commission

Meeting Held July 14, 2025

CALL TO ORDER - 7:00 PM

The meeting was called to order at 7:00 p.m. by Chairman John Meier.

ROLL CALL

Commission members present were Bob BredenbeckCorp, Kate French, Dan Judson, Scot MacPherson, Patrick Marchman, Jan Materni, and John Meier (7). Also present was Deputy Planning & Zoning Administrator, Mark Easterling.

APPROVAL OF JUNE 9, 2025 MEETING MINUTES

Ms. French moved to approve the minutes of the June 9, 2025, meeting as submitted. Seconded by Ms. Materni, and the minutes were unanimously approved (7-0).

PERMIT OBLIGATION

Mr. Easterling reminded the applicants that if their request was approved, they would still need to obtain a permit from the Planning and Zoning Division.

NEW BUSINESS

APPLICATION 16-25

JOHN AND SANDRA KAY NICKELL ARE REQUESTING A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A SHED AT THE REAR OF THE PROPERTY. THE PROPERTY IS LOCATED AT 228 W. SECOND STREET.

Mr. Easterling reviewed Application 16-25. John & Kay Nickell were present on behalf of the application and said that they would like to install a 12-foot by 16-foot shed. Mr. MacPherson asked if they intended to match the shed shingles and siding to that of the house, and Ms. Nickell confirmed that they would try to match as much as possible. There was a brief discussion about lap siding, and Mr. Judson noted that the proposed vertical siding on the shed doesn't match the horizontal siding on the house. Mr. Meier added that the guidelines are clear that the materials should match the house.

Ms. Materni motioned to approve Application 16-25, with the condition that the siding of the shed be horizontal lap siding to match the house. Seconded by Ms. French, and the application was unanimously approved (7-0).

OTHER BUSINESS

APPLICATION 14-25 (TABLED)

Mr. Easterling reviewed Application 14-25 (Tabled). Mr. BredenbeckCorp motioned to untable Application 14-25. Seconded by Ms. French, and the motion to untable was unanimously approved (7-0). Jacob Garlock, Garlock Brothers, was present on behalf

of the application. Mr. Garlock said that they have tried to reduce the mass on the rear of the original designs and that they have included a second-story addition. Mr. Meier said that this profile design is much approved and appropriate. Mr. Judson asked if the foundation was capable of carrying a second floor, and Mr. Garlock said that he would consult a structural engineer to confirm. There was further discussion about the windows, the roofline, the garage, and its doors. Mr. MacPherson asked about a site plan for the proposed addition. Mr. Judson reiterated that he is concerned with the block foundation and weight-bearing load. Mr. Easterling asked the Commission if they were okay with the proposed materials.

Mr. BredenbeckCorp motioned to approve Application 14-25 as submitted. Seconded by Ms. French. Ayes: BredenbeckCorp, French, MacPherson, Meier, and Marchman (5). Nays: Judson and Materni (2).

ADJOURNMENT

There being no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Heather Alfaro
Recording Secretary

The next meeting is scheduled for August 11, 2025, at 7:00 p.m. in the Municipal Building at 201 W. Indiana Avenue.