

## **Minutes of Perrysburg Planning and Zoning Committee**

**Meeting Held October 28, 2025**

### **CALL TO ORDER - 5:00 PM**

The meeting was called to order by Tim McCarthy at 5:03 p.m.

### **ROLL CALL**

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

### **CITIZEN'S CONCERNS**

None.

### **APPROVAL OF JULY 22, 2025 MEETING MINUTES**

There being no objections, the minutes of the July 22, 2025 meeting were approved 3-0.

### **APPOINTMENT OF LINDSEY TACKETT TO PLANNING COMMISSION**

A motion was made by Mr. McCarthy to adjourn to executive session to consider the appointment of a public official at 5:04 pm. Seconded by Mr. VanHoozen. The Committee returned from executive session at 5:12 pm. The appointment of Lindsey Tackett to Planning Commission was approved and forwarded to Council by a vote of 3-0.

### **APPOINTMENT OF CHRISTINE CASTELLANO TO BOARD OF ZONING APPEALS**

A motion was made by Mr. McCarthy to adjourn to executive session to consider the appointment of a public official at 5:04 pm. Seconded by Mr. VanHoozen. The Committee returned from executive session at 5:12 pm. The appointment of Christine Castellano to the Board of Zoning Appeals was approved and forwarded to Council by a vote of 3-0.

### **SPECIAL APPROVAL USE - LANDMARK FEATURE/SIGNAGE**

#### **Kazmaier's at 127 E. Second Street**

Mr. Walters spoke about a Special Approval Use request to allow Kazmaier's Grocery Store to paint a mural on the west façade of their storefront. Mr. McCarthy stated that at the public hearing it appeared that the request doesn't follow the City's requirements, and the Planning Commission denied the request for this reason. He asked if they plan on resubmitting their design that better fits the code. Mr. Walters said that he believes that they will redesign and submit again if this isn't approved.

Mr. Kuhlman said that there should be an exception to the "signage promotion of private enterprise" requirement if the company could qualify as a community institution, as Kazmaier's has been servicing Perrysburg for over 100 years. The majority of the

Committee members do not recommend this Special Approval Use to City Council. The vote was: 1 yes — Mr. Kuhlman and 2 nays — Mr. McCarthy and Mr. VanHoozen.

### **REZONING REQUESTS - ORLEANS PARK/WWTP**

#### **INS (Institutional) to Zone X (Exempt)**

**Lot 1 - 17.638 acres**

#### **P (Park) & INS (Institutional) to P (Park)**

**Lot 2 - 6.368 acres**

#### **P (Park) to P (Park)**

**Lot 3 - 27.475 acres**

#### **R3 (Single Family Residential) to P (Park)**

**Lot 4 - 0.677 acres**

Mr. Walters spoke about the re-zoning request for parcels located in the vicinity of the Wastewater Treatment Plant (WWTP). He said the parcel lines were redistributed to include the WWTP on one parcel alone instead of split between two. Mr. Walters said that this re-zoning is in an effort to better organize the parcels and to provide flexibility for the operation of the WWTP with the creation of the new zoning category (Zone X). Mr. McCarthy asked why one of the parcels requested to be rezoned from "Park" to "Park". Mr. Walters said that there was some overlap, so it was easier to do a clean slate and have all the parcels rezoned at once. The Committee agreed 3-0 to recommend this rezoning to City Council.

### **2026 BUDGET DISCUSSION**

Mr. Walters spoke about the 2026 budget. He said there are no capital purchases and no new personnel requests. Mr. Walters said that they are expecting health insurance prices to increase, and they have accounted for that. The Committee was satisfied with the Planning and Zoning budget.

### **OTHER BUSINESS**

None.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:26 p.m.

Respectfully submitted,

Tim McCarthy, Chairperson  
Planning and Zoning Committee

Next meeting is scheduled for Tuesday, November 25, 2025 at 5:00 p.m.