

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held November 25, 2025

CALL TO ORDER - 4:00 PM

The meeting was called to order by Tim McCarthy at 4:02 p.m.

ROLL CALL

Committee members present were Tim McCarthy and Barry VanHoozen. Cory Kuhlman arrived at 4:12pm. Also present were Joe Fawcett, City Administrator, and Brody Walters, Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF OCTOBER 28, 2025 MEETING MINUTES

There being no objections, the minutes of the October 28, 2025 meeting were approved 3-0.

APPOINTMENT OF CHRIS KASPAR TO PLANNING COMMISSION

A motion was made by Mr. McCarthy to adjourn to executive session to consider the appointment of a public official at 4:03 pm. Seconded by Mr. VanHoozen. The Committee returned from executive session at 4:12 pm. The appointment of Chris Kaspar to the Planning Commission was approved and forwarded to Council by a vote of 3-0.

APPOINTMENT OF AARON HARDER 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 4:03 pm. Seconded by Mr. VanHoozen. The Committee returned from executive session at 4:12 pm. The appointment of Aaron Harder to the Board of Zoning Appeals was approved and forwarded to Council by a vote of 3-0.

REZONING REQUEST

R3 (Single Family Residential) to R5 (Two Family Residential) 602 Pine Street and 606 Pine Street

Mr. Walters spoke about the rezoning request by James Zeigler and Sheila Dilsaver. The parcel is approximately 0.232 acres and is currently zoned as R-3 (Single Family Residential). The request is to re-zone to R5 (Two-Family Residential). Mr. Walters stated that this property has been functioning as a duplex since 1958, predating the City's first major zoning code update. The owners would like to get this update to reflect an accurate representation of the property as well as for insurance purposes.

This was heard by the Planning Commission on September 25, 2025 and was

approved 6-0, and a public hearing regarding this rezoning was held on November 4, 2025. There being no objections, this is being forwarded 2-0 to City Council, Mr. Kuhlman abstained from voting.

REZONING REQUEST

S1 (Scenic and Open Space) to R1 (Single Family Residential)

A portion of the following parcels along W. River Road:

- **Parcel Q61-100-601000043001**
- **Parcel Q61-100-601000043005**
- **Parcel Q61-100-601000001000**

Mr. Walters spoke about the rezoning request by Mark Rich. The parcel is approximately 5.6 acres and is currently zoned S1 (Scenic and Open Space). The request is to re-zone to R1 (Single-Family Residential).

Mr. Walters spoke about the history of the property. He said that it was annexed from Perrysburg Township and has been worked on to raise the elevation in order for the property to no longer be located in the floodplain. Mr. McCarthy asked if this rezoning would be the full extent of residential development on the parcels, and Mr. Rich continued that it would. Mr. VanHoozen asked Mr. Rich if he also owned any of the surrounding properties. Mr. Rich said he only owns this property.

This was heard by the Planning Commission on September 25, 2025 and was approved 6-0, and a public hearing regarding this rezoning was held on November 4, 2025. There being no objections, this is being forwarded 3-0 to City Council.

LAND USE PLAN UPDATE

Mr. Walters spoke about the Land Use Plan and revisiting the southeast sector of the State Route 25 Corridor. He said that he would like to allocate some funds to reconsider this area and determine if it should remain conservation rural. Mr. McCarthy agreed that commercial development is expanding more south and this area should be studied further in order to ensure the City's goals are still aligned. Mr. Walters stated that he will be working with the Township on this plan as well.

Mr. McCarthy asked if this item was allocated in the budget. Mr. Walters said that this project would take place after the first of the year, and there is money allocated in the P&Z budget for outside contractual items. The Committee expressed their support for the plan of action Mr. Walters spoke about.

OTHER BUSINESS

Mr. McCarthy asked Mr. Walters for an update on the Terramorph signs around the City. Mr. Walters said that his department is still removing any signs they see, and letters have been sent to the company. Mr. Walters stated that the City has exhausted

nearly every resource it has. Mr. McCarthy recommended that the Law Director be consulted for assistance. Mr. Fawcett said that the Administration will have an internal meeting to discuss the next steps.

Mr. Walters spoke about December's P&Z meeting date and time. He said that he knows that there will be one piece of legislation, but it is not urgent. The Committee agreed to schedule the next meeting for Thursday, December 18th at 6:00 pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:40 pm.

Respectfully submitted,

Tim McCarthy, Chairperson
Planning and Zoning Committee

The next meeting is scheduled for **Thursday, December 18, 2025 at 6:00 pm**