

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

**Meeting Held December 18, 2025**

### **CALL TO ORDER - 6:00 PM**

The meeting was called to order by Tim McCarthy at 6:03 p.m.

### **ROLL CALL**

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

### **CITIZEN'S CONCERNS**

None.

### **APPROVAL OF NOVEMBER 25, 2025 MEETING MINUTES**

There being no objections, the minutes of the November 25, 2025 meeting were approved 2-0.

### **CRA HOUSING COUNCIL APPOINTMENT**

Mr. Walters spoke about how City Council will need to appoint someone to fill a vacancy on the Community Reinvestment Area Housing Council. Mr. Walters said that the meeting will not be until December 2026, so there is time before a decision needs to be made.

### **REZONING REQUEST**

#### **INS (Institutional) & R3 (Single Family Residential) to INS (Institutional) A portion of Parcel Q61-400-050402025500 (871 E. Boundary Street)**

Mr. Walters explained that the site subject to a rezoning request consists of approximately 5 acres of land of which 3.9 acres are zoned INS (Institutional) and 1.1 acres are zoned R-3 (Single Family Residential). Two parcels were recently combined, resulting in the singular parcel featuring "split zoning."

This was heard by the Planning Commission, which voted 4-0 in favor of approving the rezoning the property to INS (Institutional). A Public Hearing was held on December 2, 2025, and the Planning and Zoning Committee heard this matter at its December 18, 2025 meeting and recommended that the matter be presented to City Council. There being no objections, this rezoning request is being forwarded 2-0 to City Council.

### **LAND USE PLAN UPDATE PROPOSAL**

Mr. Walters stated that the Land Use Plan needs to be revisited, specifically at Five Points Road and the southeast sector of the State Route 25 Corridor. Mr. Walters spoke with OHM Advisors about a proposal to re-examine the City's land use plan. He asked OHM to write a few proposal options in order to reach the intended goal.

OHM offered three options, all with different qualities and price points. Mr. Walters said that he recommended option number two to the administration, as it addressed the City's immediate need while also providing a stakeholder workshop. Mr. Walters said that they are able to select option two without meeting the threshold of needing Council approval, but he wanted to get the committee's thoughts on this matter. The Committee expressed their approval of option number two, as Mr. Walters described.

### **OTHER BUSINESS**

None.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:10 pm.

Respectfully submitted,

Tim McCarthy, Chairperson  
Planning and Zoning Committee

The next meeting date is TBD.