

MINUTES OF PUBLIC HEARING

PERRYSBURG CITY COUNCIL

FEBRUARY 3, 2015

Mayor Olmstead called the public hearing to order at 6:22 p.m. Present were Council Members Todd Grayson, John Kevern, Jim Matuszak, Rick Rettig and Barry VanHoozen (5). Tim McCarthy arrived at 6:27 p.m. Tom Mackin was absent. Also present were Bridgette Kabat, City Administrator, David Creps, Finance Director, Mathew Beredo, Law Director and Brody Walters, Planning and Zoning Administrator.

The purpose of the hearing was to consider the rezoning of two small portions of a City owned parcel (Q61-100-130000040001) located south of Coe Court at the southern end of the stubs of Ringle Road and Dwyer Drive. The property is currently zoned S1 (Scenic and Open Space) and the City desires to have a portion rezoned to R3 (Single Family Residential) as part of a land swap with the developer of the Hawthorne subdivision. Mr. Beredo stated that on July 25, 2013 the Planning Commission unanimously approved the Preliminary Plat of the Hawthorne Subdivision which included the extension of Ringle Road and Dwyer Drive. Then on October 15, 2013, City Council unanimously approved Ordinance 104-2013 which approved the land swap. Mr. Beredo said there is no pending action before City Council regarding extending the roads or the land swap. City Council is being asked to consider a rezoning request of two small portions of a City owned parcel. He added that a decision will not be made this evening and there will be an opportunity for further discussion at the Planning and Zoning Committee meeting that will be held on February 18, 2015 at 5:30 p.m.

Greg Bade, 26579 Cedarwood Lane, said that he was on the Planning Commission when the Preliminary Plat was approved, but he feels that once property is zoned S1 it needs to stay that way; S1 zoning is special.

Shannon Hammond, 1417 Ridge Cross, said that she does not want the road that is proposed 150' from her back property line to go in as it will cut off 25% of the woods. She said the public access runs next to her house and every child in the neighborhood, about 100, will have to cross the road. She asked who will pick up the dead animals and tree limbs on the road. She said that she would like to see the parcel used as a park. She added that she has no strong opinion about the Dwyer Drive area, but she strongly recommends and advises that Ringle Road not be put in.

Therese Witt, 790 Oak Knoll Drive, said that she is on the Planning Commission and when the Preliminary Plat for Hawthorne came to the Planning Commission, the stub streets at Ringle and Dwyer were there for a parking lot. She asked what would stop future City Council from rezoning more of this parcel.

Deidre Jones, 2426 Coe Court, stated that her concerns are safety and aesthetics. She said that people already make a rolling stop at Coe and Curtis and it is difficult getting in and out of the subdivision from 7 – 8 a.m. and with more access there will be additional vehicles. She said she is also worried about decreased property values because she will have a road in front and in back of her property.

Erin Hafner, 2318 Coe Court, said she is against the development and thinks it is an unfair swap because the City would be giving up more land than it would be receiving.

Deb Diehlman, 2130 Coe Court, said that she lives two houses from the Dwyer stub street and she doesn't want additional homes built behind them.

Kevin Ziehr, 1403 Ridge Cross Road, said that he agrees with the others' comments. The woods are beautiful and he would hate to lose them.

There being no further business, the public hearing adjourned at 6:41 p.m.

David D. Creps, Clerk

Michael J. Olmstead, Mayor