

MINUTES OF PUBLIC HEARINGS

PERRYSBURG CITY COUNCIL

JUNE 6, 2017

Mayor Olmstead called the first public hearing to order at 6:05 p.m. Present were Council Members Nelson Evans, Jim Matuszak, Tim McCarthy, Rick Rettig, Jonathan Smith, Barry VanHoozen, and Becky Williams (7). Also present were Karlene Henderson, Law Director, David Creps, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the first public hearing was to hear public comment regarding proposed Code Amendments to Ch. 1215.02 and Ch. 1225.08 with regards to medical marijuana. These code amendments would add a definition of medical marijuana and add it to the land use chart. The amendments would essentially prohibit the cultivation, processing and dispensing of medical marijuana in the City of Perrysburg. The Planning Commission voted 6-0 to recommend approval of the proposed Code Amendments.

The public hearing adjourned at 6:06 p.m.

Mayor Olmstead called the second public hearing to order at 6:10 p.m. Present were Council Members Nelson Evans, Jim Matuszak, Tim McCarthy, Rick Rettig, Jonathan Smith, Barry VanHoozen, and Becky Williams (7). Also present were Karlene Henderson, Law Director, David Creps, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the second public hearing was to hear public comment regarding an assignment of permanent zoning for the Heminger Annexation, located at 12548 Fort Meigs Boulevard. Mr. Walters stated that this annexation consists of six parcels that were purchased by AAA Club Alliance on March 31, 2017 and currently contain a single family residence on approximately .36 acres of land. The proposed zoning is C4 (Highway Commercial). The six parcels are part of a larger development that is proposed to front on SR25. Mr. Walters said that a site plan has been approved for the property. The Planning Commission recommend approval by a 6-0 vote.

The public hearing adjourned at 6:11 p.m.

Mayor Olmstead called the third public hearing to order at 6:15 p.m. Present were Council Members Nelson Evans, Jim Matuszak, Tim McCarthy, Rick Rettig, Jonathan Smith, Barry VanHoozen, and Becky Williams (7). Also present were Karlene Henderson, Law Director, David Creps, Clerk of Council, and Brody Walters, Planning and Zoning Administrator.

The purpose of the third public hearing was to hear public comment regarding a rezoning request for 28001 W. River Road from R2 (Single Family Residential) to INS (Institutional). Mr. Walters said that the property is currently owned by Gerald Bihn and is in the process of being sold to the Ohio History Connection, formerly known as the Ohio Historical Society. The property would then be transferred to the State of Ohio. The property currently houses a garage-like structure that the Ohio History Connection would like to keep and utilize to house maintenance tools and equipment for maintaining the Fort Meigs Historic Site. To better match the use of the property, and bring the property to conform to the standards of the Zoning Code, the applicant has submitted an application for rezoning. Mr. Walters called attention to a letter received from Dalynn Badenhop that was sent to City Council members and also comments received from Mike Rawson, Judy Justus,

Clare Climo, Sean Cadaret, Linda Fatica and Jay Gardner. Mr. Evans asked if the comments are mostly for or against the rezoning. Mr. Walters said that most of the comments expressed concerns about property values and the possibility that the property could be transferred from the State of Ohio in the future. Mr. Matuszak asked about the structure of the Ohio History Connection. Fred Smith, manager of architectural services for the Ohio History Connection said that they have a contract with the State of Ohio to manage 58 properties throughout the state. He said they are not a state agency, but the title of the property would be transferred to the State and it would be combined with the property at the Fort. Jonathan Smith said that the Fort has the Historical District overlay and he wondered if this property would be included in that Overlay District. Mr. Walters said that is not part of this request, but it could be added in the future. Jonathan Smith said that he wonders if that would help address some of the neighbors' concerns. Mr. Walters said it would not affect land use. Mr. VanHoozen asked if the concerns were addressed at the Planning Commission meeting. Mr. Walters said that they can't really be addressed because they are speculative in nature. Mr. McCarthy clarified that the Planning Commission voted 3-3 on this. Mr. Walters said that is correct. Mr. McCarthy said that this issue will be discussed at the Planning and Zoning Committee meeting on June 21, 2017.

Judy Justus, on behalf of the Spafford House Museum, said that she is not against the rezoning, she just wants them to be cognizant of the burial site of Perrysburg's first family. She said there are still bodies buried there and they need to honor this sacred site. She said that she would like to see the property cleaned up and maintained as a park facility, with no road cut through, and that the equipment be parked inside, and Columbia Gas be allowed to erect a sign marking it as an abandoned cemetery.

Mike Rawson said that he lives behind this property and his concern is if the property is sold in the future. Fred Smith said the intent is to use it as a support building for the Fort.

Melissa Cadaret, 27547 W. River Road, said that they built their home two years ago and it is secluded and they are concerned about what could happen there.

Clare Climo said that it makes sense to attach it to the Fort.

There being no further comments, the hearing adjourned at 6:30 p.m.

David D. Creps, Clerk

Michael J. Olmstead, Mayor