

MINUTES OF PUBLIC HEARINGS

PERRYSBURG CITY COUNCIL

APRIL 2, 2019

Mayor Mackin called the first public hearing to order at 6:10 p.m. Present were Council Members Deborah Born, Jim Matuszak, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Becky Williams (6). Also present were Laura Alkire, Law Director, David Creps, Clerk of Council, and Cody Grodi, Zoning Inspector.

The purpose of the first public hearing was to hear public comment regarding a Special Approval Use for automotive sales or lease for new or used vehicles – outdoors under Section 1235.04(e). The property to be considered for the Special Approval Use is located on the west side of SR25 at the intersection of SR25 and Findlay Street. Yark Automotive is proposing relocating their business to the City of Perrysburg on this 19.933 acre parcel which is zoned C-4 (Highway Commercial) and is located in the Corridor Overlay. Mr. Grodi reviewed the six general criteria for all Special Approval Uses in Section 1235.02(d) and the eight specific criteria in 1235.04(e). He said that at their February 28, 2019 meeting the Planning Commission recommended approval of the Special Approval Use by a 7-0 vote.

Ms. Williams asked if the applicant has agreed to construct the wall that is required in the Corridor Overlay. Mr. Grodi said that they are proposing pillars like the ones at Ed Schmidt. Ms. Williams asked about the landscape plan that was discussed at the Planning Commission meeting, and Mr. Grodi said that they have submitted a revised landscape plan with additional landscaping. Mr. Smith asked if there have been any complaints from surrounding property owners, and Mr. Grodi said that his office has not received any complaints. Ms. Born asked Jerry Parker, attorney representing Yark, what incentives the City has given. Mr. Parker said that the only incentive requested has been the CRA abatement. There being no further comments, the first hearing adjourned at 6:17 p.m.

Mayor Mackin called the second public hearing to order at 6:20 p.m. Present were Council Members Deborah Born, Jim Matuszak, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Becky Williams (6). Also present were Laura Alkire, Law Director, David Creps, Clerk of Council, and Cody Grodi, Zoning Inspector.

The purpose of the second public hearing was to hear public comment regarding a proposed Code Amendment to Section 1230.01, Intensity and Dimensional Standards. If approved, the change would decrease the required rear yard setback in R1 (Residential) zoning districts from 60' to 50' and reduce the front yard setback in R1 (Residential) zoning districts from 50' to 45'. This request is being made by Retreat Associates as they have found that corner lots in existing subdivisions with R1 zoning are less desirable and harder to fit appropriate houses on due to the size, shape, and location of the lots. At their February 28, 2019 meeting, the Planning Commission agreed 6-1 to recommend approval of reducing the required rear yard setback from 60' to 50', but that no change be made to the required front yard setback.

There were questions about the Planning Commission's reasons for not approving the reduction in the required front yard setback. Mayor Mackin said that his recollection was that the Planning Commission did not feel comfortable with lowering it because it would have affected all lots zoned R1, not just the corner lots. There being no further comments, the second public hearing adjourned at 6:27 p.m.