

## PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission  
Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue  
Date: January 13, 2020  
Time: 4:30 p.m.

### Board Members Present:

Mrs. Cheryl Best-Wilke, Chairperson  
Mr. Billy Criscione, Vice Chairperson  
Mr. Greg Schmid

### Board Members Absent & Excused:

Mr. Gary Boyle, Perkins Township Administrator  
Mrs. Kula Hoty-Lynch  
Mr. John Lippus, Alternate

### Staff in Attendance:

Ms. Melanie Murray, Zoning Inspector  
Ms. Kathy Niehm, Administrative Clerk

### I. Call To Order

Mrs. Wilke called the meeting to order at 4:30 p.m. and welcomed the audience and the Commission. Mrs. Wilke led the Commission with the Pledge of Allegiance. Ms. Niehm took roll call. Mrs. Wilke stated the Election of Officers will be held at the end of the meeting to accommodate the audience. Mrs. Wilke commented that Application ZC2020-02 will be heard first to accommodate Mr. Taus as he has a scheduling issue.

### II. Application ZC2020-02

**Application to Amend the Zoning Map  
"C-2"/General Commercial  
To "PUD"/Planned Unit Development District  
D.R. Frederick and Associates  
On behalf of Mr. Mike Taus  
PPN# 32-01164.000, # 32-01165.000**

Mrs. Wilke opened the Public Hearing.

Ms. Murray reviewed the Staff Report and stated the property is located along the north side of Bogart Road and to the east of Lake Wilmer Drive. The property is currently vacant land. Ms. Murray stated the land use in the area of the property is residential to the north, south, and east. To the west of the property is commercial. Ms. Murray stated all Township departments had been notified and there were no objections.

Mr. Dean Frederick, 4645 North Summit Street, Toledo, Ohio 43611 stated Mr. Taus is interested in constructing six (6) condominium units on the property. Mr. Frederick presented the Commission with plans of the proposed zoning change. Mr. Frederick stated he contacted Erie County Regional Planning and there was no objection. Mr. Frederick stated there will be drainage to a drain basin. Mr. Mike Taus, P.O. Box 442, Sandusky, Ohio 44870 stated each condominium will have 1,300 square feet of living space and the overall lot size is .8815 acres. Mr. Frederick stated there will be no new roads that will enter/exit onto Bogart Road. Mr. Frederick stated the property in question is located outside of the floodplain.

Mr. Lawrence Bedee, 4806 Lake Court, Sandusky, Ohio 44870 stated he is glad that the area will be developed for residential use instead of commercial. Mr. Bedee thinks it will be a good project for the Township.

Mrs. Wilke asked the Commission for a motion to close the Public Hearing and open the Public Meeting. Mr. Criscione made a motion to Close the Public Hearing and Open the Public Meeting. Mr. Schmid seconded the motion. Roll Call: Mr. Criscione, yes; Mr. Schmid, yes; Mrs. Wilke, yes. The Public Hearing was closed and the Public Meeting was opened.

Mrs. Wilke asked the Commission if there were further questions and/or concerns in regards to this application. There were none. Mrs. Wilke asked the Board for a motion to approve or deny the application. Mr. Criscione made a motion to approve Application # ZC2020-02 submitted by D.R. Frederick & Associates on behalf of Mike Taus Properties, LLC for property located on the north side of Bogart Road, approximately 2,500 feet east of Campbell Street and 1,000 feet south of State Route 2 (PPN# 32-01164.000, # 32-01165.000) to amend the Zoning Map from "C-2"/General Commercial to "PUD"/Planned Unit Development District to allow for future residential development on these properties. Mr. Schmid seconded the motion. Roll Call: Mr. Criscione, yes; Mr. Schmid, yes; Mrs. Wilke, yes. The application was approved.

**III. Application to Amend the Zoning Map  
"A"/Agricultural to "R-1"/ Single-Family Residential  
Mr. Mark Manner  
1115 Taylor Road  
PPN # 32-00210.000**

Mrs. Wilke opened the Public Hearing and welcomed the audience. Ms. Murray reviewed the Staff Report with the Commission. Ms. Murray stated the property in question is located on the north side of Taylor Road and on the south side of Bogart Road. The address of the property is 1115 Taylor Road. Ms. Murray also stated Botay Road runs diagonally through the middle of the parcel. Ms. Murray stated one of the owners of the property, Mr. Mark Manner, wishes to split the property in the future. The total size of the property is approximately 6.95 acres. The property is currently zoned "A"/ Agricultural. The property to the north is zoned "R-1"/Single-Family Residential District. The properties to the east are zoned "C-2"/General Commercial District the former Perkins Local Schools offices and the properties to the south are zoned "R-1A"/ Single-Family Residential District. The west side of Botay Road is zoned "A"/Agricultural District. Ms. Murray stated all Township departments were notified and there were no objections. Ms. Murray stated the Erie Regional Planning Commission have been notified and have no objections. The Erie Regional Planning Commission noted that a small portion of the north part of the property is located in the 1% chance of a floodplain and a floodplain permit would be required before building may take place in that location.

Mr. Robert Decker, 1106 Taylor Road, Sandusky, Ohio 44870 stated he lives across the street from the property and is concerned as his property is serviced by a septic system and he is worried about the cost of a sewer system. Mr. Decker stated the majority of his neighbors are elderly and on a fixed income and the cost of a sewer system worries him. Mr. Decker also commented that he is worried about the flood zone and what could potentially happen in that regard. Ms. Murray stated that the small portion of the property that is in a floodplain can only be built on if approved by Erie Regional Planning. Ms. Murray further stated Perkins Township does not control utilities such as water and sewer. Water and sewer are covered by Erie County.

Mr. Richard Beese, 1015 Botay Road, Sandusky, Ohio 44870 stated he owns the only house on Botay Road and he was the one that paid to have water and sewer to his house and the lines end at his house. Mr. Beese was extremely concerned that adding additional homes on to the water and sewer system will overwhelm the system. Ms. Murray and the Commission members explained to Mr. Beese that Perkins Township does not have control over utilities such as water and sewer, and that he will need to address concerns to Erie County in regards to utilities.

Mr. Mark Manner, 1201 E. Bogart Road, Sandusky, Ohio 44870 owns the property and stated he wishes to build one house on the property and he said prior to purchasing the property he had a realtor tell him someone wanted to build an apartment building on the property. Mrs. Wilke asked Ms. Murray how many homes could be built on the property. Ms. Murray stated there could be possibly six (6) houses built on the property if a subdivision plan was submitted and approved by the County. Ms. Murray stated her office has not received a development plan for the property in question.

Mr. Beese voiced concerned over storm water runoff and stated he has asked Perkins Township in the past to clean out the ditch on his property. Mr. Criscione stated the Township Trustees make a decision on what can be done not the Zoning Commission. Mr. Beese stated he cleaned the ditch at his expense and spent over \$2,000 of his money as the Township did not clean the ditch.

Mr. Criscione made a motion to close the Public Hearing and open the Public Meeting. Mr. Schmid seconded the motion. Roll Call: Mr. Criscione, yes; Mr. Schmid, yes; Mrs. Wilke, yes. The Public Hearing was closed and the Public Meeting was opened.

Mr. Beese continued to address the Commission and Mr. Schmid explained to Mr. Beese that only the Commission may comment when the Public Meeting is opened. Mr. Beese interrupted Mr. Schmid and decided to exit the Commission meeting.

Mrs. Wilke asked about the lot split. Mr. Manner stated he had no plans yet on the lot split. Mr. Manner stated in order to split lots from the property, the bank informed him he would need to have a commercial loan to purchase the property. Ms. Murray stated Mr. Manner can split one (1) acre off for residential and he could have the rest changed back to agricultural if he so wished. Mr. Schmid asked if the Commission meeting today was just for a zoning change and Ms. Murray stated that was correct.

Mrs. Wilke asked the Commission for a motion to approve or deny the application. Mr. Criscione made a motion to approve application ZC2020-01 submitted by Mark Manner and Steve Hahn for a property located on the north side of Taylor Road, approximately 800 feet west of U.S. Route 250 (PPN # 32-00210.000) to amend the Zoning Map from "A"/Agricultural to "R-1"/Residential District to allow for the future residential development of this property. Mr. Schmid seconded the motion. Roll Call: Mr. Criscione, yes; Mr. Schmid, yes; Mrs. Wilke, yes. The application was approved.

#### **IV. Election of Officers**

Mr. Criscione made a motion to keep the present officers: Mrs. Wilke as Chairperson and Mr. Criscione as Vice Chairperson. Mr. Schmid seconded the motion. Roll Call: Mr. Criscione, yes; Mr. Schmid, yes; Mrs. Wilke, yes. The 2020 Chairperson will be Mrs. Wilke and the 2020 Vice Chairperson will be Mr. Criscione.

#### **V. Minutes**

Mr. Criscione made a motion to approve the minutes of December 9, 2019 as submitted. Mr. Schmid seconded the motion. Roll Call: Mr. Criscione, yes; Mr. Schmid seconded the motion. Roll Call: Mr. Criscione, yes; Mr. Schmid, yes; Mrs. Wilke, yes. The minutes were approved.

**VI. Old Business**

Mr. Schmid commented that Mr. Les Wilson, who is a resident of the Township, was still interested in being an alternate on the Zoning Commission. Mr. Schmid asked that Mr. Boyle follow up on this.

**VII. New Business**

There was a discussion on the Safe Routes to Schools and the desire of Windamere residents to have a crosswalk on Strub Road. Ms. Murray stated the Commission will review Chapters Five (5) and Six (6) of the Comprehensive Plan at the February meeting.

**VIII. Adjournment**

With no further business to come before the Board, Mr. Schmid made a motion to adjourn. Mr. Criscione seconded the motion. Roll Call: Mr. Schmid, yes; Mr. Criscione, yes; Mrs. Wilke, yes. The meeting was adjourned at 5:25 p.m.