**PERKINS TOWNSHIP ZONING COMMISSION MEETING**

Held By: Perkins Township Zoning Commission

Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue

Date: February 8th, 2021

Time: 4:30 p.m.

Board Members Present: Mrs. Cheryl Best-Wilke, Chairperson

Mr. Billy Criscione, Vice Chairperson

Mrs. Kula Hoty-Lynch

Mr. John Lippus

Mr. Greg Schmid

Mr. Les Wilson, Alternate

Board Members Absent & Excused: None

Staff in Attendance: Ms. Melanie Murray, Zoning Inspector/Planner

Ms. Melissa Vassallo, Administrative Assistant

Ms. Angela Byington, Director of Community Development

1. **Call To Order**

Mrs. Wilke called the meeting to order and welcomed the audience and the Commission. Mrs. Wilke led everyone in the Pledge of Allegiance.

1. **Roll Call**

Ms. Vassallo took Roll Call: Mr. Wilson, Here; Mr. Schmid, Here; Mr. Criscione, Here; Mrs. Wilke, Here; Mrs. Hoty, Here; Mr. Lippus, Here.

1. **Chairperson’s Welcome and Explanation of Public Hearing & Public Meeting**

Mrs. Wilke welcomed everyone to the public hearing and meeting. She said the purpose of this meeting is to consider two (2) requests for zoning changes. She goes on to say it is the responsibility of the Commission given by the Zoning Resolution to conduct the meeting. They will hear comments, questions, and concerns from members of the audience. Then the Commission members will discuss the request. They will vote on a recommendation to either Accept or Decline the request. That recommendation will then be given to the Trustees who will consider their recommendation at the next Trustee Meeting, which will be February 23rd.

1. **Reading of the Application**

Application ZC2021-01 submitted by the Sandusky Mall Company and Sandusky Development Company for properties located off the east side of U.S. Route 250 and south side of Mall Boulevard, approximately 1,700 feet east of U.S. Route 250 (PPN#32-03119.003, 32-03119.000, 32-03101.000) to amend the Zoning Map from “C-2”/General Commercial and “R-1A”/Single-Family Residential to “PUD”/ Planned Unit Development District to allow for the future residential development of these properties.

1. **Staff Report**

Ms. Murray said this property is zoned “R1-A” and “C-2”. They would like to rezone it to a “PUD” / Planned Unit Development. She said as you can see on the site plan, part will be developed now, and part will be a Phase 2 project. There are three (3) parcels, roughly 32 acres. The property is close to Mall Blvd. and will have access on the road behind the mall. The buildings will be 1 – 1½ stories. There were a few comments from the public, mostly just inquires of what is being done. There will be conditional for final approval that the lots must be combined.

1. **Open Public Hearing**

Mrs. Wilke opened the Public Hearing and said there is the time for anyone in the audience to ask questions, make comments or raise concerns.

1. **Swearing In**

Ms. Vassallo asked anyone who will be speaking to please stand and raise their right hand. She asked “Do you swear to the truth, the whole truth, and nothing but the truth so help you God? All standing audience members said, “I do”.

Mr. Gary Toll asked where the stormwater will be. Ms. Murray showed where it will be on the map.

Mr. Anthony Cafaro, Jr., with Sandusky Mall Company, spoke. He confirmed yes, that is where it will be located but there is no final engineering. He introduced Mr. Jim Shurell to speak on the details of the question.

Mr. Shurell said it will mostly be a dry basin, drainage ditch.

Mr. Cafaro tells the Board that they are attempting to take 32 acres and rezone it to PUD. As most have noticed, they have been working on the mall for the past several months. They are trying to revitalize the retail experience. There will be 113 +/- two (2) bedrooms apartments and they will be in close approximately to the mall and in walking distance. They are hoping this will bring more development, more restaurants, etc. in this area.

Mr. Criscione asked if they have done this on any of their other properties.

Mr. Cafaro answered No, they have not but they have a project in Fredericksburg, VA that is in the same stage and they are currently doing this to. They have seen this done national.

Mrs. Wilke asked what the difference between Unit A and Unit B.

Mr. Cafaro said one is wider and one is deeper, but they will have the same square footage.

Mrs. Hoty asked if there is no access to a public road.

Ms. Murray said the access will be off of the perimeter road. The subdivision regulations for the County are in the process of changing to accommodate future development on a private road.

Mr. Cafaro lets the members know they are working with another company, Crossroads, who is handling the apartment management of the project. They will be maintaining ownership, but that company will be taking care of the day to day needs.

Mrs. Wilke said that obviously they feel there is a need for this type of housing.

Mr. Cafaro responded yes, that is what their partners, who are experts in this field, have told them based upon their studies. There is a need to have the mall complex diversified and become more than just a stand only shopping place. They are hoping for new development, retail, restaurants, and housing. He said and with the walkability factor, they are marrying the entities.

Mr. Lippus asked if there will be any amenities for the housing.

Mr. Cafaro said yes, there are plans for entertainment. He said concepts like Dave and Busters is what they would like to do.

Mr. Schmid asked if there will be landscaping plans to block headlights going into the apartments.

Mr. Cafaro said yes, they are looking into landscaping for that reason and privacy reasons. They are still working on those plans.

Mr. Schmid also asked about guest parking.

Mr. Cafaro said each unit has a two-car garage and most driveways have the ability to park four (4) vehicles. He said they believe their target will be younger or older couples or single individuals.

Mrs. Hoty asked even if this is rezoned, they will still need to submit full plans for approval, correct.

Ms. Murray responded yes, after Trustee approval, they will submit more detailed and final plans.

1. **Close Public Hearing/Open Public Meeting**

Mrs. Wilke asked for a motion to close the Public Hearing & open the Public Meeting.

Mr. Criscione made the motion. Mr. Lippus seconded. Roll Call: Mr. Criscione, Yes; Mr. Lippus, Yes; Mr. Wilson, Yes; Mr. Schmid, Yes; Mrs. Hoty, Yes; Mrs. Wilke, Yes.

1. **Discussion from Commission**

Mr. Schmid made the motion to approve Application ZC2021-01. Mr. Wilson seconded. Roll Call: Mr. Schmid, Yes; Mr. Wilson, Yes; Mr. Criscione, Yes; Mrs. Hoty, Yes; Mr. Lippus, Yes; Mrs. Wilke, Yes.

1. **Reading of the Application**

Application ZC2021-02 submitted by Kastor Construction on behalf of Tyler Cammalleri, for a property located on the south side of East Perkins Avenue (1910 Perkins Ave) (PPN# 32-03994.000). The applicant wants to amend the Zoning Map from “R-1”/ Single Family Residential to “C-2”/ General Commercial Development to allow for future commercial development on the property.

1. **Staff Report**

Ms. Murray said as mentioned this property is zoned “R-1” / Single Family Residential. The application is to amend the zoning map to “C-2”/ General Commercial District. The property is located at 1910 Perkins Avenue and is currently a vacant farm field. It is close to the Perkins Convenient Gas Station. The proposed uses are commercial in nature, mostly offices. It is possible that a future private or public road could be connected to the Lakecrest Shopping Center. The current ownership is under the Sandusky Elks. There are no departmental comments other than regarding a fire hydrant from the Fire Department. The Planning Department recommends the approval of this request.

1. **Open Public Hearing**

Mrs. Wilke opened the Public Hearing and said at time if there is anyone to who ask questions, make concerns, or remarks that will take place now.

1. **Swearing In**

Ms. Vassallo asked anyone who will be speaking to please stand and raise their right hand. She asked “Do you swear to the truth, the whole truth, and nothing but the truth so help you God? All standing audience members said, “Yes”.

Mr. Ted Kastor with Kastor Construction spoke on behalf on Tyler Cammalleri. He let the Commission know that there is a letter from the Sandusky Elks granting permission to pursue this rezoning. He goes on to say, it is currently vacant farmland. But Mr. Cammalleri is looking into various business entities. There is also consideration a drive or road in that area to connect to Lakecrest Parkway.

Mr. Tyler Cammalleri said basically it will office space. He said he has been an investment advisor for eight (8) years. He is looking to put offices to rent out but mostly it will be his office and possibly a seminar hall.

Mrs. Wilke asked if it would have access from Perkins Avenue.

Mr. Cammalleri said that will be ideal.

Mrs. Wilke asked if it would have any impact on the homes or the schools on Strub Road.

Ms. Murray said she doesn’t believe so. The surrounding properties are turning commercial.

Mrs. Wilke asked if it would need a retention/detention pond.

Ms. Murray said yes, it will.

Mrs. Wilke asked if there have been any comments from adjoining property owners.

Ms. Murray said no, other than Mr. Toll.

1. **Close Public Hearing/Open Public Meeting**

Mrs. Wilke said she will entertain a motion to close the Public Hearing & open the Public Meeting.

Mr. Criscione made the motion. Mr. Schmid seconded. Roll Call: Mr. Criscione, Yes; Mr. Schmid, Yes; Mr. Wilson, Yes; Mrs. Hoty, Yes; Mr. Lippus, Yes; Mrs. Wilke, Yes.

1. **Discussion from Commission**

No discussion. Mrs. Wilke said she will entertain a motion to recommend approval, disapproval, or to table the application.

Mr. Criscione made the motion to approve Application ZC2021-02 as stated. Mr. Schmid seconded. Roll Call: Mr. Criscione, Yes; Mr. Schmid, Yes; Mr. Wilson, Yes; Mrs. Hoty, Abstain; Mr. Lippus, Yes; Mrs. Wilke, Yes.

1. **Approval of Meeting Minutes, November 9th, 2020**

Minutes Approval tabled due to corrections that need to be made.

1. **Old Business**

Fairfield Inn was approved at the Trustee Meeting. They have submitted plans and construction should be starting very soon.

1. **New Business**

None

1. **Appointment of Chair & Vice Chair**

Mrs. Hoty made the motion to reappoint Mrs. Wilke as Chair and Mr. Criscione as Vice Chair. Mr. Schmid seconded.

1. **Adjournment**

Mr. Criscione made the motion to adjourn. Mr. Wilson seconded. Mrs. Wilke said voice vote. All said Aye. No one opposed.