

PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission
Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue
Date: June 14, 2021
Time: 4:30 p.m.

Board Members Present: Mrs. Cheryl Best-Wilke, Chairperson
Mrs. Kula Hoty-Lynch
Mr. John Lippus
Mr. Greg Schmid
Mr. Les Wilson, Alternate

Board Members Absent & Excused: Mr. Billy Criscione

Staff in Attendance: Ms. Melanie Murray, Zoning Inspector/Planner
Mr. Ryan Printy, Intern

I. 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.

II. Roll Call

Mr. Ryan Printy took Roll Call: Mrs. Best-Wilke, here; Mr. Schmid, here; Mr. Wilson, here; Mr. Lippus, Here. Mr. Criscione and Mrs. Hoty-Lynch are absent.

III. Chairperson's Welcome and Explanation of Public Hearing & Public Meeting

Mrs. Wilke welcomed everyone to the public hearing and meeting. She stated the purpose of the meeting is to consider the neighborhood/district recommendations. Citizens are welcome to come to trustee meetings, as well as to voice their concerns or comments.

IV. The approval of meeting minutes from May 10, 2021

Mr. Schmid made motion and Mr. Lippus seconded the motion. All aye.

Discussion of the Perkins Township 2021 comprehensive plan. Ms. Murray stated we are going to look at the Township Neighborhood and District Plan. This is called out in the comprehensive plan, a section near the end, which is just a deep dive into different areas like residential areas of Perkins Township. The Comprehensive plan asked for this type of document to be created so I will just go through my power point.

V. Staff Report

Ms. Murray stated that for the past year (over the past year) we have been working on the neighborhood and district plan for Perkins Township. Obviously as you know Perkins Township at its core is made of neighborhoods, so how we started this project, we looked at how many

neighborhoods there are (there are 70, we could not make 70 neighborhood plans) and break it down section by section. So, we decided to do districts of the neighborhoods. The purpose of the plan is to find specific recommendations for each district. So, we started with the housing inventory and ratings, this took us from June of 2020 until March of 2021. Really its just meant to gather the data and I will go through how we got all of this. This meeting is to get your input, you all live in the Township & know what you think we need to add, things we shouldn't add, things like that. Infrastructure, safety, noise, all those kinds of concerns, so this is the reason why we started to create this plan. We started with 70 neighborhoods, and we broke it down into these districts based on where roads were and where it made sense to divide neighborhoods. We had a survey where we asked for colors, naming and different recommendations each district wanted. We then did give another option to add anything else people would like to see in the township. We probably had almost 300 responses, so that was pretty good public input. This is one of the things we're focused on, identifying areas of improvement and how do we improve safety, pedestrian infrastructure (which is also in the Comprehensive Plan), where we want residential infill versus commercial or industrial infill, beautification, walk ability, flight elimination, just to make Perkins a more attractive place to live, work and visit. Housing study – you can see every parcel that has a house on it, how it was rated in the township (ended up being over 4,000 of them). In general, the housing study covered walkability (all those things listed there). Walkability was rated on sidewalks, near-by transit stops, cross walks, signage, low speeds, and traffic calming. So, each of those got a point if they had any of those things. Amenities were based on parks, walking trails, picnic shelters, playground equipment, off street parking and schools in the neighborhood. For safety, you lost points for high speeds (greater than 35 mph), adjacent to commercial zoning for land use next to a residential property. Noise was for rail within half of mile and noise from highways was within a quarter of mile. The curb appeal score was based off how the house looked and maintained. We just gave them a point system for a score at the end. We ended up with a property score which was the curb appeal score plus the neighborhood score. The neighborhood rating was based off the property score over the number of homes, then you got the whole neighborhood as one (average score of all homes in that neighborhood). The purpose was not to show these houses are nicer than these, it was to reflect the entire area and the location of the houses (what is it close to, does it have amenities). We took a picture of every house; we have a lot of data. We lack a lot of pedestrian infrastructure in Perkins Township, we don't have a lot of sidewalks, any bike trails, a lot of bike paths so that is something that is top priority. The next step gathering additional public input – we may put an additional survey online, then just creating a timeline for implantation and how we are going to move forward with this plan. The documents that were sent were long, kind of had a lot of specific information and then a lot of more general information, a lot of existing conditions that were land use, pedestrian infrastructure, roads, subdivisions, property scores, neighborhood ratings, speed limits and amenities. Then we want to have approval of more roads, signage, land use and lower speed limits, which are township wide. Each district will be broken down and have maps focusing on just that district in the plan which we already have, to see exactly where the roads will be and where we should add a pedestrian infrastructure. Ryan is working on some renderings for commercial infill for at the mall. Potential roundabouts.

Discussion continued with the following topics – Briarcrest, speed limit reductions, curb cuts, signage, bike paths, safe routes to school, sidewalks and safety.

VI. Close Public Hearing

Mrs. Wilke entertained a motion to close the public hearing. Mr. Wilson Motioned, Mr. Schmid seconded. Mr. Wilson; Yes, Mr. Schmid; Yes, Mrs. Best-Wilke; Yes, Mr. Lippus; Yes.

VII. Old Business

Ms. Murray stated we're still waiting on the malls final pd plan, still haven't gotten that. Did receive the building plans today, so we are moving in the right direction with that.

VIII. New Business

Considering doing an overlay district for Bay Winds drive, the Township is in the process of building a road there to connect Crossings Drive to Bay Winds Drive. We are taking a lot of the ROW, so there will probably be an overlay district with some recommended new setbacks for the area so that they don't have to keep getting variances. Especially since one day we hope that Maui Sands is redeveloped into something. Panda Express is coming into the area next to Raising Canes, this will be on the agenda for next week.

IX. Adjournment

Mrs. Wilke entertained a motion to adjourn. Mr. Schmid Motioned Mr. Lippus seconded. Mr. Schmid; Yes, Mr. Lippus; Yes, Mrs. Best-Wilke; Yes, Mr. Wilson; Yes