

PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission

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

Date: February 14, 2022

Time: 4:00 p.m.

Board Members Present: Mrs. Cheryl Best-Wilke, Chairperson
Mr. Billy Criscione
Mr. John Lippus

Board Members Absent & Excused: Mr. Greg Schmid; Mr. Les Wilson, Alternate; Mrs. Kula Hoty-Lynch

Staff in Attendance: Ms. Angela Byington, Community Development Director
Mrs. Jessica Gladwell, Administrative Assistant

I. Call To Order

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

II. Roll Call

Mrs. Jessica Gladwell took Roll Call: Mrs. Cheryl Best-Wilke, here; Mr. Criscione, here; Mr. Lippus, here.

III. The approval of meeting minutes from December 20, 2021

Mr. Lippus made motion and Mr. Criscione seconded the motion. Mr. Lippus, yes; Mr. Criscione, Yes; Mrs. Cheryl Best-Wilke, Yes;

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

Mrs. Cheryl Best-Wilke welcomed everyone to the meeting. She stated that the purpose of the meeting is to consider a request to change an item in the zoning code. The responsibility of this commission was given to us by a zoning resolution to conduct this meeting. First, we will read the request then we will open a public hearing during which we will hear comments, questions, and any concerns from members of the audience. Then the public hearing will be closed, and the public meeting will open, during the public meeting commission members will discuss the request and vote on a recommendation to present to the trustees, weather to accept, decline or table. Then our recommendation will be forwarded to the trustees who will consider the request at a future trustee meeting.

V. Open Public Hearing

Mrs. Wilke opened the Public Hearing and stated that The Perkins Township Zoning Commission will conduct a public hearing to consider amendments to the text of the Perkins Township Zoning Regulations for Medical Marijuana Dispensaries.

Ms. Byington stated that as you all know in the end of 2021 the Township removed the prohibition on medical marijuana dispensaries and added provision in the zoning code. Since then, 1 license has been conditionally approved to go at the corner of 250 and Bogart. The state regulates the licenses and currently there are 3 permitted in our district, which is 4 counties. We have two right now, and this new one that is conditionally approved will be our third. Considering that, we reviewed our regulations and reevaluated them and we recommend removing the condition for 12,000 ft as a distance between dispensaries, the state regulates it anyways and that really would knock out all of 250 if in the future if one left and another one came. Additionally, we don't see and don't have any evidence that the 12,000 lineal feet holds any sort of value in regard to increase negative impact if they're closer than that. So, we are recommending that we just remove that at this time.

Mr. Criscione asked prior to that the regulations stated they weren't allowed, correct?

Ms. Byington stated so back before we amended it in 2021, they were not permitted anywhere in the township, correct.

Mr. Criscione asked who added the 12,000 linear ft.

Ms. Byington stated that when we brought it through, we recommended that it permitted in certain districts as a conditional use permit, and we put a couple stipulations in there. So, it was the Township that added the 12,000 between the dispensaries. So, we just re-thought it and think its needs to be removed.

Mrs. Best-Wilke asked if any departments had any issues with it.

Ms. Byington stated no they did not.

VI. Close Public Hearing/Open Public Meeting

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

Mrs. Criscione made the motion. Mr. Lippus seconded. Roll Call: Mr. Criscione, Yes; Mr. Lippus, Yes; Mrs. Best-Wilke, Yes

VII. Discussion from Commission

Mrs. Best-Wilke stated during the Public Meeting portion is where the commission discusses any questions.

Mrs. Best-Wilke stated that she will entertain the motion to delete line C under 17.2 (14) for medical marijuana dispensaries, that they are deleting that they shall not be located within 12,000 feet of each other. Do I have a motion?

Mr. Lippus made the motion to approve the deletion of the 12,000 feet in between dispensaries. Mr. Criscione seconded. Roll Call: Mr. Lippus, Yes; Mr. Criscione, Yes; Mrs. Best- Wilke, yes.

VIII. Old Business

Ms. Byington stated she can give an update on where Redwood is right now. Currently, they are working through the county, they need a variance from the county commissioners for the distance between the access drive and Stub, so they need the variance. We told them they need to get that before coming here and told them we still recommend them trying to get more land. They will not come back until they have approval from the county.

Mr. Lippus asked if they can't acquire that land, then what happens.

Ms. Byington stated she talked to Matt Rogers at the Engineers office, and he was actually not opposed to it, if they can move it down all the way down as far as possible on their property to the west. He said their regulations are excessive when it comes to Perkins Township because we are more like a city not a regular township. He would prefer to see them purchase the property as well, but he seemed to me they were recommending approval if they move it all the way down, but I don't know what the county commissioners will do.

Mrs. Best-Wilke stated that if that particular area falls through, they might be open to look at other areas.

Ms. Byington stated that we did tell them, that we hope we can figure this out, but if not, there are other areas of property that could work. I said there is land by the mall, and we have other properties I believe will work.

Mr. Criscione stated he assumes the mall project is on hold.

Ms. Byington stated it is on hold, I think he is looking at all of his options on what can be done. All projects that haven't been under contract for the mall, is on hold.

Mr. Lippus stated he noticed they were putting new doors in the old Macy's

Mrs. Gladwell stated its Ross Dress for Less

IX. New Business

Ms. Byington stated that for the next meeting you will most likely see a re-zoning application for Kevin Didion regarding his Industrial Parkway Property he has off of Columbus. Some of the front properties he wants to down zone industrial to commercial, I think he wants to do some smaller lots there.

Mrs. Best-Wilke stated so, it's going to go from I-1 to C-2 – correct.

X. Adjournment

Mrs. Best-Wilke entertained the motion to adjourn. Mr. Criscione motioned; Mr. Lippus seconded. All said Aye. No one opposed.