

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

May 10, 2022

The Perkins Township Trustees met Tuesday, May 10, 2022, in the Township Services Facility located at 2610 Columbus Avenue. Trustees present were Jeffrey Ferrell, Timothy Coleman, and James Lang. Chairman Ferrell opened the meeting with the Pledge of Allegiance at 6:00 p.m.

AGENDA

Mr. Ferrell moved to adopt the agenda as presented. Mr. Coleman seconded the motion. All were in favor.

MINUTES

Mr. Ferrell moved to approve the minutes of Special Session of February 9 and February 10, 2022. Mr. Coleman seconded. All were in favor.

FINANCIAL REPORTS

Mr. Ferrell moved to approve the financial reports for the period ending May 10, 2022. Mr. Coleman seconded. All were in favor.

ZONING HEARING

Director Byington read the application by Fox Architectural Design, LLC on behalf of WW Hayes Muffler LLC and Sandusky 250 Perkins LLC applying for a Zoning Map amendment for the properties located at 2806 Milan Road (PPN: 32-003695.000) and 904 E. Perkins Avenue (PPN: 32-03120.000) from “C-1” / Local Commercial District to “C-2” / General Commercial District.

Director Byington presented a map of the proposed property. The former Rainbow Muffler location is zoned as a C1/Local commercial district, while the rest of the Michael’s Plaza and parking lot is zoned C2/General commercial district. The Comprehensive Plan calls for this property to be zoned for commercial use. The Zoning Commission has approved the change. There have been no objections received from any of the neighbors. They have received a conditional use permit for a drive through business to locate there.

Mr. Ferrell moved to open the public hearing. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye.

Joshua Fox, Architect, representing the owners Harry and Diane Singler, said the request had gone before the Board of Zoning Appeals to get the approval for the conditional use permit and the Zoning Commission for the recommendation of the zoning change. He asks that the Board approve the change.

There was no one to speak against the project.

Mr. Ferrell moved to close the public hearing. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye.

Mr. Ferrell said that it just makes sense to change the zoning to C-2 since the surrounding property is zoned C-2. Mr. Coleman agreed that the property has been an eyesore since it was abandoned by the previous business and that the zoning should be changed.

Resolution 2022-096

Amend the Zoning Map - at 2806 Milan Road and 904 E. Perkins Avenue (PPN 32-00906.005 & PPN 32-03120.000) to C-2/General Commercial District

Mr. Ferrell moved to amend the Zoning Map for two (2) parcels of land at 2806 Milan Road and 904 E. Perkins Avenue (PPN 32-00906.005 & PPN 32-03120.000) to C-2 / General Commercial District. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted and effective in 30 days.

PUBLIC HEARING

Mr. Ferrell read the notice of an insecure, unsafe, or structurally defective structure and

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intent to demolish 2704 Tremper Avenue. Mr. Ferrell advised that anyone who wished to speak needed to be sworn in. He then administered the oath to those people who wished to speak.

Director Byington gave a background of the subject property. Attorney Nic Smith, representing the property owner Lynn Alls requested an extension so that they could secure an investor for the property who would rehab it. Chief Building Poulos recapped his findings regarding the inspections of the property. He concluded that it would take a significant investment to make the property compliant.

There was a continued discussion regarding the timeline to find an investor.

Mr. Ferrell said with no timeline, he would prefer to move forward with the intent to demolish. The structure is unsafe and has been that way for quite a while. They have no idea if a buyer will come forward. Any potential buyer would have the 20-day appeal period to work out a deal that is acceptable to all parties.

Resolution 2022-097

Notice of Insecure, Unsafe, or Structurally Defective Structure and Intent to Demolish 2704 Tremper Avenue

Mr. Ferrell moved to proceed with a notice of insecure, unsafe, or structurally defective structure and intent to demolish 2704 Tremper Avenue. Mr. Coleman seconded the motion. Mr. Coleman said that this was just the notice. If a proposal comes forward within the 20 days, this would put the demolition on hold. After the 20-day period, then the Board needs to pass another resolution to proceed with the demolition or accept the proposal. This gives the property owners a little more time to work out an arrangement. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

NEW BUSINESS

Resolution 2022-098

Hire Summer Intern Micaela Coon

Mr. Ferrell moved to hire summer intern Micaela Coon at a rate of \$12.50 starting May 31, 2022. Mr. Coleman seconded the motion. Director Byington said that this would be the second intern. Mr. Coleman said her resume was very impressive. Roll call: Mr. Coleman, aye; Mr. Ferrell aye. Resolution adopted.

Resolution 2022-099

Authorize Purchase of Parcel 32-00905.000 Galloway Road

Mr. Ferrell moved to authorize the purchase of parcel 32-00905.000, Galloway Road from Primos GM LLC for \$11,400 for extension of the cemetery. Mr. Coleman seconded the motion. Director Byington reviewed the purchase agreement. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2022-100

Authorize Purchase of Parcels 32-04462.000 and 32-04461.000, Donair Drive

Mr. Ferrell moved to authorize the purchase of parcels 32-04462.000 and 32-04461.000, Donair Drive from Dona J Didion Trustee for \$15,000 for extension of park land. Mr. Coleman seconded the motion. Director Byington and Public Service Coordinator Henley explained the proposed use of the property. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2022-101

Hire William Knupke as a Part-time Recreation Assistant

Mr. Ferrell moved to hire William Knupke as a part-time recreation assistant at a rate of \$14.00 per hour effective May 9, 2022. Mr. Coleman seconded the motion. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

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Resolution 2022-102

Grant Request to Erie County Regional Planning Commission

Mr. Ferrell moved to submit a request to Erie County Regional Planning Commission for consideration of FY2022 Community Development Block Grant (CDBG) Funds. Mr. Coleman seconded the motion. Director Byington said they are requesting \$60,000 to be used for demolition or rehabilitation of properties in the Township. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Department

Fire Department – Captain Johnson said their report had been submitted in writing.

Community Development – Director Byington reported on the recent Board of Appeals meeting.

Police Department – Chief Donald reported that the FOP had donated \$500 for the weight room. He also reported on his recent training.

Public Works – Ms. Henley said that there was a need for a Food Truck policy for food trucks who wanted to do business on Township property, namely Strickfaden Park. Mr. Ferrell asked if we wanted to add that the Township Administrator could waive the hours. Mr. Ferrell clarified that this does not apply to agencies who are renting the Pavilion. Mr. Coleman said that he did not see anything about insurance. However, it was included.

Resolution 2022-103

Adopt a Policy for Food Truck Operating on Township Property

Mr. Ferrell moved to adopt a policy for food trucks operating on Township property with the provision that the hours could be waived by the Township Administrator and the fee schedule be adjusted accordingly. Mr. Coleman seconded the motion. Mr. Coleman asked that there be a formal application/permit issued. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Administrator – Administrator Boyle's report had been submitted in writing.

Notices/Correspondence

- Next Regular Meeting – May 24 @ 8:30 am
- Notice of Liquor Transfer – D5/D6 to Sandusky Pizza, LLC, 1013 E. Strub Road from Leser Bros dba Chet & Matt's. No hearing was requested.
- Notice of Liquor License – New D3 to Jami Tallman, dba Scarlett O'Hair Salon & Spa, 912 W Perkins Avenue. No hearing was requested.
- Notice of Liquor License – New C1 – Home Brew Ohio LLC, 6409 Milan Road. No hearing was requested.

Fiscal Officer Comments

- Payments for the period April 27-May 10 total \$421,427.53 and include payments to: Adaptive Engineering for Payment #15; Jamie's Carpeting for Flooring; Huntington National Bank for interest payment on Bell/Hull loan; OMG National for promotional items; Pelz Lettering for baseball uniforms; Seagate Office Supplies for furniture for Recreation & Police; First National for TAN loan payment
- New Contract with ComDoc for the rental of a new Xerox copier for the Community Development Department to replace the Ricoh that is no longer serviceable.
- Lt. Pflieger received a 4% increase effective April 21st for an Associate's Degree in Fire Science from Columbia Southern University.
- Part-time Firefighter Andrew Monet received his Paramedic certification effective February 16, 2022
- Benjamin Gotschall received his Paramedic certification as of December 29, 2021

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- Luis Rodriguez was promoted to Class B as of February 27, 2022
- Tanner Roth received his Paramedic certification as of November 30, 2021
- The annual insurance renewal forms will be sent out for departmental updates
- It is time to start on the 2023 Budget process

Trustees' Discussion -

Public Forum – There was a comment; however, it was not audible.

Adjournment:

There being no further business to come before the Board at this time, Mr. Ferrell moved to adjourn the meeting at 6:40 pm. Mr. Coleman seconded. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Meeting adjourned.

Jeffrey Ferrell, Chairman

Diane Schaefer, Fiscal Officer