

## PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission

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

Date: March 14, 2022

Time: 4:00 p.m.

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

Board Members Absent & Excused: Mrs. Kula Hoty-Lynch & Mr. Billy Criscione

Staff in Attendance: Mrs. Arielle Blanca, 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. Lippus, here; Mr. Schmid, here; Mr. Wilson, here.

### **III. The approval of meeting minutes from February 14, 2021**

Mr. Wilson made motion and Mr. Schmid seconded the motion. Mr. Wilson yes; Mr. Schmid, Yes; Mr. Lippus, 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. Reading of the Application**

Application ZC2022-2 was submitted by Kevin Didion on behalf of Primos GM LLC for 3 parcels located on Columbus Avenue and Industrial Parkway (PPN: 32-00906.002, 32-00906.003 and 32-00906.005). The applicant requests to amend the Zoning Map from "I-2"/Heavy Industrial to "C-2"/General Commercial.

## **VI. Staff Report**

Mrs. Blanca stated that as Jessica stated this is an application to amend the zoning map. There are three parcels located on Columbus Ave and Industrial Parkway. The present zoning is "I-2"/Heavy Industrial, the requested zoning is for "C-2"/General Commercial District. This would be existing and future commercial businesses at this property. As you can see on the map, there are the three parcels, two of them are kind of combined and the second one is long, and the last one is by Industrial Parkway. As you can see in the Zoning map they are zoned "I-2"/Heavy Industrial. The comprehensive future map, which kept those as heavy industrial. Staff has reviewed this application and has conducted a site inspection of the subject property and surrounding area. In this regard, it is noted that the properties in question are located on the west side of Columbus Avenue with two parcels to the south of Industrial Parkway and one parcel to the north of Industrial Parkway. The subject property is approximately 5.6 acres in area between all three parcels. One lot is currently vacant, one lot is being used as commercial with a dog grooming business and the third lot is also being used as commercial with a car detailing business. The Perkins Township Comprehensive Plan Future Land Use Map designates this area as an industrial district. Land use in the vicinity of the subject property is residential. Currently the property is used as commercial with two commercial businesses on two of the properties and the rest of is vacant land.

No adverse impact on adjacent uses is anticipated as all surrounding properties are zoned residential and the new zoning classification of "C-2"/General Commercial will be less intrusive than the "I-2"/Heavy Industrial district. The minimum lot sizes will decrease, currently the minimum lot sizes in I-2 are 3 acres, with 200 feet frontage and 80 feet front yard setback. The minimum lot sizes for C-2 are 1 acre, with 60 feet frontage and 35 feet front yard setback. Future lot splits will allow for additional parcels of land to market. Public Works, Building, Police and Fire Departments have all reviewed the zone map amendment and have no objections to the proposed zoning map amendment. The applicant has applied for a Zoning Map amendment for three parcels, approximately 5.6 acres of land are located on the west side of Columbus Avenue with two parcels to the south of Industrial Parkway and one parcel to the north of Industrial Parkway. Currently the property is zoned "I-2"/Heavy Industrial District, the applicant is requesting this amendment to have the parcels be rezoned to "C-2"/General Commercial District. This application to amend the Zoning Map has also been reviewed by staff from the perspective of the Zoning Resolution's "standards" for evaluating such applications, and staff is of the opinion that it would comply. The Zoning Commission should, however, review this application from the perspective of those "standards" and make a determination on the same. This matter is hereby respectfully submitted for your consideration and a recommendation to the Board of Trustees on the same.

## **VII. Open Public Hearing**

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

Mrs. Best-Wilke I assume you are Mr. Didion? She asked if there are any future tenants if they are approved.

Mr. Didion stated that only one possible one so far. Mainly over the years we've had similar people inquire, size of the lots now or what they are proposed is silly to think heavy industrial would go in that area. Most of the use is commercial now, the main reason for switching is wanting to get it down closer to 1 acre lots. It's easier to do the zoning change to do the 1 acre then ask for a variance for the 3 acre, realizing heavy industrial is a little bit overzealous on parcels regardless so.

Mr. Wilson asked if he just wanted to make the lots smaller so he can cater to smaller businesses.

Mr. Didion stated, correct as you can see, they are kind of long and skinny now, which depending what business you were to open it would be hard to put a business in there with any traffic flow. The south side there would become three separate lots, being an acre to an acre and half each. Where a small plant or business could go in there, instead of a long stretched out building. On the North side the frontage has the Doggy Daycare, where the offset is we thought we'd split that line off as they have no intentions of buying anytime soon. They are good tenants and the lot behind it we have a prospect on that for a township business come in, it would be 1.97 acres.

Mrs. Best-Wilke stated so you want one to become 2 and one to become 3.

Mr. Didion stated that is correct.

Mrs. Best-Wilke asked if there was a house next to the Doggy Daycare.

Mr. Didion stated yes, but it is not on either of these parcels.

Discussion continued between the board about commercial/industrial zoning.

## **VIII. Close Public Hearing/Open Public Meeting**

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

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

## **IX. Discussion from Commission**

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

Mr. Lippus stated he had a comment for staff. I am not against this at all. The question I have is just information seeking. Since we re-did the comprehensive plan and at that time, which is not

too long ago, we identified this still being "I-2". Are we limiting ourselves for available "I-2" businesses in the Township by rezoning this?

Mrs. Blanca stated that she doesn't think so, she thinks they were aiming more for our industrial properties more off Perkins Ave anyways. So, we are in favor of this, especially because it is surrounded by residential.

Mr. Schmid made the motion to approve Application ZC2022-02. Mr. Lippus seconded. Roll Call: Mr. Schmid, Yes; Mr. Lippus, Yes; Mr. Wilson, Yes; Mrs. Best- Wilke, Yes.

Mrs. Best-Wilke asked when the April trustee meeting would be?

It would be the first one in April

**X. Old Business**

**XI. New Business**

**XII. Adjournment**

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