

**PERKINS TOWNSHIP TRUSTEES**

**REGULAR SESSION**

**August 23, 2022**

The Perkins Township Trustees met Tuesday, August 23, 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 8:00 a.m.

**AGENDA**

Mr. Ferrell moved to adopt the agenda as presented with the deletion of a public meeting for a vacant lot on W. Bogart Road and an appeal of the intent to demolish structures are 6412 Milan Road. Mr. Coleman seconded the motion. All were in favor.

**MINUTES**

Mr. Ferrell moved to approve the minutes of the regular session of July 26. Mr. Coleman seconded the motion. All were in favor.

**FINANCIAL REPORTS**

Mr. Ferrell moved to approve the financial reports for the period ending August 23, 2022. Mr. Coleman seconded. All were in favor.

**NEW BUSINESS**

**Resolution 2022-162**

**Hire Elizabeth Sparks as an Administrative Assistant in the Police Department**

Mr. Ferrell moved to hire Elizabeth (Casey) Sparks as an Administrative Assistant in the Police Department, effective August 27, 2022, per a Schedule A. Mr. Coleman seconded the motion. Chief Donald explained that Ms. Sparks has been with us as part time and is doing a good job. With Ms. Stocker going part time, he would like to recommend that Ms. Sparks be promoted to full time. The two have good chemistry together. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-163**

**Supplemental Appropriations – General Fund**

Mr. Ferrell moved to approve Supplemental Appropriations for the General Fund:

1000-760-710-0000 Land \$40,000

Purpose: Purchase of properties for redevelopment

Source: Unappropriated Funds in the General Fund

Mr. Coleman seconded the motion. Director Byington said this would be for land purchases from the Erie County Land Bank. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-164**

**Authorize the Purchase of Parcels on Dixie Avenue**

Mr. Ferrell moved to purchase three parcels on Dixie Avenue (PPN 32-60334.000, 32-02502.000, 32-00872.000) for \$16,000. Mr. Coleman seconded the motion. Ms. Byington said these lots were in the area we wish to clean up. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-165**

**Certify the 2023 Street Lighting Assessment**

Mr. Ferrell moved to certify the 2023 Street Lighting Assessments in the amount of \$43,273.41 plus fees to the Fiscal Officer of \$1,042.00 for a total of \$44,315.41. Mr. Coleman seconded the motion. Ms. Schaefer said that this for the street lighting districts. There may be a slight adjustment because she still has not received the invoice for Windamere #5. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

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**Department**

**Police Department** – Chief Donald submitted his report in writing. He updated the Board on several cases that had been solved. One was a multi-state payroll fraud case where twenty-six people were indicted.

Chief Donald reviewed the current situation with the body cameras. He is suggesting that they switch vendors so that everything will be on one platform. It would be a five-year leasing agreement. The surrounding areas had either gone to or are considering going to this product and vendor. Chief Donald said that they are applying for a grant. Mr. Coleman asked could we be reimbursed for the purchase. Chief Donald said that they could not go back; however, future lease payments could be reimbursed. Ms. Schaefer asked if this was already included in the Police Department’s appropriations. Chief Donald said that it had not.

**Resolution 2022-166**

**Supplemental Appropriations – Police Fund**

Mr. Ferrell moved to approve Supplemental Appropriations for the Police Fund:

2191-210-321-0000 Rents & Leases \$40,000

Purpose: Leasing of 22 Body Cameras

Source: Unappropriated Funds in the Police Fund

Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-167**

**Lease Agreement with Axon**

Mr. Ferrell moved to enter into a lease agreement with Axon for the lease of 22 Body Cameras over a five-year period at a cost of \$32,561.14 annually. Mr. Coleman seconded the motion. Chief Donald said they had gone back and forth with the current vendor. The current vendor is not able to provide the service needed. Axon, while a little higher, is compatible with other agencies. They also plan to apply for a grant to cover part of the cost of the cameras. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Chief Donald also said that the price for the vehicles that we have already agreed to purchase has gone up and we still do not have an idea when we will receive them. He is exploring other options.

**Fire Department** – Captain Bronner reported that the VFW had donated \$5,000 to the Fire Department at the corn roast. Mr. Ferrell said that was very generous.

**Public Works** – Director Link there is some gravel on the road where they applied the reclamite. The SRTS project has slowed down a little. It is about 90% complete. Mr. Lang noted that there were downspouts that needed to be addressed on East Perkins Avenue. Mr. Link said that OHM has been in contact with the owner.

**Community Development** – Director Byington gave the Board an update on a demolition project. They received the deeds for transferring the property from the Land Bank.

**Administration** – Ms. Ohlemacher said that they are working on the presentation of the Strategic Plan. All the people who participated will be notified. She also said that DMC will be onsite shortly to install the switches to address the Wi-Fi issues.

**Administrator** – Mr. Boyle said they are continuing to work with Lexipol to update our policies. He is planning to attend a Northwest Ohio CLOUT meeting next week in Perrysburg.

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**ZONING HEARINGS**

Mr. Ferrell asked all who planned to speak to be sworn in.

Mr. Ferrell moved to open the zoning hearing on an application to amend the preliminary development plan for the “PUD”/ Planned Unit Development District submitted by Patricia Rakoci, Redwood Living on behalf of the Toll Brothers (PPN 32-04679.000, 32-03646.000 & 32-03652.000), related to proposed multiple-family residential development on the north side of East Perkins Avenue as recommended by the Zoning Commission. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye.

Matt Duncan reviewed all the requested recommendations which will be fulfilled. Mr. Ferrell asked if there was going to be a deed restriction on the three parcels so that any one parcel could not be sold by itself. Ms. Byington explained the process.

Eric Smith, traffic engineer, explained the deceleration lane. In this case, he was of the opinion that it is not warranted since the speed limit is not that high. A hard surfaced lane would cause more water runoff. Mr. Coleman questioned whether ODOT’s specifications required the deceleration lane. Mr. Smith said they did not. Mr. Coleman said the reason the Zoning Commission was asking for the deceleration lane was for safety. We have the same situation on Route 250 and at Kroger’s. He wants it to be very clear that if the Board accepts this, that it was their recommendation to have the deceleration lane and both the County and ODOT were the ones not requiring it.

Chief Donald said that he works that road daily and in the real-world accidents are going to happen. Mr. Smith said that they would need permit to build that road improvement. What happens if the County says that it is not necessary and does not issue them? Mr. Ferrell said that the Township would have to live with that.

Mr. Duncan suggested having a taper lane rather than a full deceleration lane. Mr. Lang said he travels that road every day. He does not feel that they need a deceleration lane. It is no different than turning into a driveway or one of the stores on Perkins Avenue.

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

Mr. Ferrell did have a question regarding the length of the taper lane. It was estimated that the taper lane would be about seventy-five feet rather than the 150 feet deceleration lane.

**Resolution 2022-168**

**Amend Preliminary Development Plans for the Redwood Project**

Mr. Ferrell moved to approve an amendment to the preliminary development plan related to the “PUD”/ Planned Unit Development District zoning for PPN 32-04679.000, 32-03646.000 and 32-03652.000 with the change in #1 from deceleration lane to a taper lane. Mr. Coleman seconded the motion. The amended plans would need to be taken back to the County for their approval of the taper. Ms. Rakoci asked that if the County said it was not warranted, then they do not have to install it. Mr. Ferrell said that “warranted” and “requested” were two different things. If the County did not honor the Township’s request, then the Township would live by their decision. The issue of the sidewalks would also have to be approved by the County. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell moved to open the zoning hearing on a proposed amendment to Articles 3, 13, 14 and 15 of the Zoning Resolution regarding the required minimum ground floor area for various types of residential units as recommended by the Zoning Commission.

Ms. Blanca explained the current situation where the minimum floor space could be spread over multiple floors. This clarifies the minimum space to be the ground floor space.

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

**Resolution 2022-169**

**Amend Articles 3, 13, 14, and 15 of the Zoning Regulation**

Mr. Ferrell moved to approve an amendment to Articles 3, 13, 14 and 15 of the Zoning Resolution regarding the required minimum ground floor area for various types of residential units. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

**PUBLIC MEETINGS**

Mr. Ferrell moved to open the public hearing to declare 3508 Spencer Avenue (PPN 32-02325.000) a nuisance for vegetation exceeding 8 inches in height and order abatement pursuant to ORC Section 505.87. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye.

Ms. Byington gave the details of the complaint. There were no additional comments.

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

**Resolution 2022-170**

**Declare 3508 Spencer Avenue**

Mr. Ferrell moved to declare 3508 Spencer Avenue (PPN 32-02325.000) a nuisance for vegetation exceeding 8 inches in height and ordering abatement pursuant to ORC Section 505.87. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell moved to open the public hearing to declare 506 Woodlawn Avenue (PPN 32-02514.000) a nuisance for garbage, refuse and debris. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye.

Ms. Byington gave the details of the complaint. There were no additional comments.

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

**Resolution 2022-171**

**Declare 506 Woodlawn Avenue a Nuisance**

Mr. Ferrell moved to declare 506 Woodlawn (PPN 32-02514.000) a nuisance for garbage, refuse and debris and order abatement pursuant to ORC Section 505.87. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell moved to open the public hearing to declare 508 Woodlawn Avenue (32-02379.000) a nuisance for vegetation exceeding 8 inches in height and order abatement pursuant to ORC Section 505.87. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye.

Ms. Byington gave the details of the complaint. There were no additional comments.

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

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**Resolution 2022-172**

**Declare 508 Woodlawn Avenue (PPN 32-02379.000) a Nuisance**

Mr. Ferrell moved to declare 508 Woodlawn Avenue (PPN 32-02379.0000) a nuisance for vegetation exceeding 8 inches in height and ordering abatement pursuant to ORC Section 505.87. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell moved to open the public hearing to proceed with the removal of an insecure, unsafe, or structurally deficient accessory structure at 222 Doerzbach Avenue (PPN 32-04014.000) pursuant to ORC Section 505.86. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye.

Ms. Byington gave the details of the complaint. There were no additional comments.

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

**Resolution 2022-173**

**Proceed with the Removal of Accessory Structure at 222 Doerzbach Avenue**

Mr. Ferrell moved to proceed with the removal of an insecure, unsafe, or structurally deficient accessory structure at 222 Doerzbach Avenue (PPN 32-04014.000) and certify the expenses related to such nuisance abatement to the Erie County Auditor pursuant to ORC Section 505.86. Mr. Coleman seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

**Notices/Correspondence**

- Next Regular Meeting – September 13 @ 6:00 PM
- Notice of change in Stockholders – TKD Inc dba Lake Wilmer Inn, 5012 Campbell Street - No hearing was requested.

**Fiscal Officer Comments**

- Payments for the period August 10-August 23 total \$459,614.84 and included payments to: Ed Burdue & Co for demolition of 2719 Columbus Avenue; Firelands RMC for physicals; RJ Beck for repair of sally port door; 7L Construction for Strub Road resurfacing; Christmas Done Right for Christmas displays; Premier Home Professional Services for two rehab projects
- July Motel Tax Collections - \$194,146.58, a 3.85% increase on July 2021; YTD increase 22.22%
- Firefighter Austin Steindl was granted a 5% Educational Bonus for a Bachelor of Science degree from Bowling Green State University
- We have received the second half Real Estate settlement

**Public Forum** – none.

**Trustees' Discussion** - none

**Adjournment:**

There being no further business to come before the Board at this time, Mr. Ferrell moved to adjourn the meeting at 9:12 am. Mr. Coleman seconded. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Meeting adjourned.

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Jeffrey Ferrell, Chairman

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Diane Schaefer, Fiscal Officer