

## **PERKINS TOWNSHIP TRUSTEES**

### **REGULAR SESSION**

**June 25, 2024**

The Perkins Township Trustees met Tuesday, June 25, 2024, in the Township Services Facility located at 2610 Columbus Avenue. The Trustees present were James Ommert and James Lang. Chairman Tim Coleman was excused. Vice Chairman Ommert opened the meeting with the Pledge of Allegiance at 8:30 a.m.

#### **AGENDA**

Mr. Ommert moved to adopt the agenda as presented. Mr. Lang seconded the motion. All were in favor.

#### **MINUTES**

Mr. Ommert moved to approve the minutes of the June 11<sup>th</sup> Regular Session. Mr. Lang seconded the motion. All were in favor.

#### **FINANCIALS**

Mr. Ommert moved to approve the financials for the period ending June 25<sup>th</sup>. Mr. Lang seconded the motion. All were in favor.

#### **PUBLIC HEARING**

Notice of declaration of insecure, unsafe, or structurally defective structure, and intent to demolish a single-family, two-story dwelling at 218 Doerzbach Avenue (PPN 32-02397.000) pursuant to ORC Section 505.86. Mr. Ommert moved to open the public hearing. Mr. Lang seconded. Code Enforcement Officer, Amanda McClain and Property Owner Tammy Vitaz were sworn in by Administrator Boyle before speaking.

Code Enforcement Officer Amanda McClain began to say that the insecure, unsafe, or structurally defective structure at 218 Doerzbach Avenue was owned by Tammy Vitaz and her husband. Amanda McClain stated that this case began in August of 2021 with tall grass and violations. A letter was sent to the property owners to make them aware of the situation. The property owners asked Amanda for an extension until March 2022 while they worked to remove a tenant. A letter was also mailed to the insurance company regarding tenant damage. Mrs. Vitaz stated they did receive an insurance claim but did not repair the damage.

Property Owner Tammy Vitaz stated that she and her husband were trying to remodel the property but had trouble finding a contractor that would be available to do the work. She also stated that people have been asking her about selling the property even though they are aware of the damage. A company had called her to buy the home, they were planning to sell it to another company for rehabilitation. She stated that it was listed online without her approval.

Amanda McClain said that the interior inspection proved that the property needed to be demolished, as the sewer problems, collapsed flooring, and caving walls created threats to safety due to the previous tenant's damage. Amanda reported that there have been no repairs since the property owners were made aware of the problems. Tammy Vitaz stated that she and her husband would really like to clean up the property. She did not want this to be a poor reflection of them as property owners.

Administrator Boyle assured Mrs. Vitaz that this is the first step in the process of identifying the intent to demolish due to its condition. If the house is to be rehabilitated, they would enter into a compliance agreement to ensure that they will follow through with repairs. This puts the property owners on notice and allows the Board of Trustees to take a position now, but they could still move forward with the agreement, as it is not the Township's goal to tear down properties.

Mr. Ommert moved to close the public hearing. Mr. Lang seconded.

**PERKINS TOWNSHIP TRUSTEES**

**REGULAR SESSION**

**June 25, 2024**

**NEW BUSINESS**

**Resolution 2024-088**

**Declare the single-family residential structure located at 218 Doerzbach Avenue, Sandusky, Ohio to be unsafe, structurally defective, and a nuisance, ordering the property owners(s) to demolish and remove the property, authorizing the razing and removal of the structure by the Township if the owner does not timely abate the nuisance, and providing notice to the owner(s) and parties in interest and opportunity for a Hearing.**

Mr. Ommert moved to declare the single-family residential structure located at 218 Doerzbach Avenue, Sandusky, Ohio to be unsafe, structurally defective, and a nuisance, ordering the property owners(s) to demolish and remove the property, authorizing the razing and removal of the structure by the Township if the owner does not timely abate the nuisance, and providing notice to the owner(s) and parties in interest and opportunity for a Hearing. Mr. Lang seconded. There were no additional comments after the discussion in the public hearing. Roll call: Mr. Ommert, aye; Mr. Lang, aye. Resolution passed.

**Resolution 2024-89**

**Declare a nuisance condition for vegetation in excess of 6 inches on a vacant lot located at 2705 Carbon Avenue (PPN 32-00978.000) and ordering abatement pursuant to ORC Section 505.87.**

Mr. Ommert moved to declare a nuisance condition for vegetation in excess of 6 inches on a vacant lot located at 2705 Carbon Avenue (PPN 32-00978.000) and ordering abatement pursuant to ORC Section 505.87. Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye. Resolution passed.

**Resolution 2024-90**

**Declare a certain vehicle (yellow Volkswagen Beetle) on property at 3321 Hayes Avenue (PPN 31-03545.000) as a junk motor vehicle and causing its removal pursuant to Township Resolution 2022-220 and ORC Section 505.871.**

Mr. Ommert moved to a certain vehicle (yellow Volkswagen Beetle) on property at 3321 Hayes Avenue (PPN 31-03545.000) as a junk motor vehicle and causing its removal pursuant to Township Resolution 2022-220 and ORC Section 505.871 Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye. Resolution passed.

**Resolution 2024-91**

**Declare a certain vehicle (silver Mercury Mariner) on property at 3321 Hayes Avenue (PPN 32-03545.000) as a junk motor vehicle and causing its removal pursuant to Township Resolution 2022-220 and ORC Section 505.871.**

Mr. Ommert moved to Declare a certain vehicle (silver Mercury Mariner) on property at 3321 Hayes Avenue (PPN 32-03545.000) as a junk motor vehicle and causing its removal pursuant to Township Resolution 2022-220 and ORC Section 505.871. Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye. Resolution passed.

**Resolution 2024-92**

**PERKINS TOWNSHIP TRUSTEES**

**REGULAR SESSION**

**June 25, 2024**

**Declare a certain vehicle (gold Ford Ranger XLT) on property at 3321 Hayes Avenue (PPN 32-03545.000) as a junk motor vehicle and causing its removal pursuant to Township Resolution 2022-220 and ORC Section 505.871.**

Mr. Ommert moved to Declare a certain vehicle (gold Ford Ranger XLT) on property at 3321 Hayes Avenue (PPN 32-03545.000) as a junk motor vehicle and causing its removal pursuant to Township Resolution 2022-220 and ORC Section 505.871. Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye. Resolution passed.

**Resolution 2024-93**

**Amend Resolution 2023-168 that established the Community Improvement Corporation as noted in the attached report and appoint Todd Boggs as a Township Resident member of the Board of Directors.**

Mr. Ommert moved to Amend Resolution 2023-168 that established the Community Improvement Corporation as noted in the attached report and appoint Todd Boggs as a Township Resident member of the Board of Directors, effective immediately. Administrator Boyle shared that Auditor Rick Jeffrey would no longer be serving on the Board and that Mr. Boggs is a great recommendation as a previous school Superintendent and member of this Board. Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye. Resolution passed.

**Resolution 2024-94**

**Appoint Jennifer Yingling to the Parks Board, effective immediately.**

Mr. Ommert moved to appoint Jennifer Yingling to the Parks Board, effective immediately. Mr. Lang seconded. Administrator Boyle stated that Jennifer Yingling has attended meetings and has a real interest in being on the Board. He explains that Jennifer Yingling has had great ideas and that she would be a great fit to the rest of the Board. Roll call: Mr. Ommert, aye; Mr. Lang, aye. Resolution passed.

**Schedule Public Hearings for Monday, July 8, 2024, at 1800 hrs. to consider the following requests and recommendations of the Zoning Commission:**

**Public Hearing**

To consider an application submitted by Kurtiss Hurt of Blue Heron Villas, on behalf of Stopper Professional Park LLC, to amend the Zoning Map for property at 3814 Hayes Avenue (PPN 32-01712.000) from “P-B-O”/ Professional & Business Office District to “PUD”/ Planned Unit Development District; and

**Public Hearing**

To consider a recommendation of the Zoning Commission to amend the Zoning Map for property at 1306 Melody Lane (PPN 32-03426.000) and Lot 31 (PPN 32-04435.000) from “C-2”/ General Commercial District to “R-1A”/ Single-Family Serviced Residential District.

**Department Reports**

**Police Department** – Chief Musser’s report was submitted in writing.

**Fire Department** – Chief Murphy’s report was submitted in writing.

**PERKINS TOWNSHIP TRUSTEES**

**REGULAR SESSION**

**June 25, 2024**

**Public Works Department** – Director Link’s report was submitted in writing. He reported that there has been a great turnout in attendance for the summer movie screenings with over 70 people attending for the first week. This is much better compared to the low attendance at the evening times at Strickfaden Park last year. The movies continue to play on Wednesdays at 1:00 pm. There are eight more showing for the program. Administrator Boyle thanked Director Link and Brittany Henley for their work on this. He commended their efforts creating a lower cost, and well received program and although this was the first time we are using the movie theater, we can hopefully expand in the future.

**Community Development** – Director Byington’s report was submitted in writing. Her previous report is ongoing.

**Administrator** – Administrator Boyle’s report was submitted in writing. Administrator Boyle stated that he is continuing to attend various meetings and will share information with the Township as it is received. Administrator Boyle reminded staff of their upcoming July 2<sup>nd</sup> meeting.

**Notices/Correspondence**

- Next Regular Meeting – Monday, July 8<sup>th</sup> @ 6:00 p.m.

**Fiscal Officer Comments**

- Payments for the period June 11 – June 25<sup>th</sup> total \$285,036.31 for standard billing and administrative costs as well as services for a pavement project at the administrative building.

**Trustees’ Discussion**

No additional business discussed at this time.

**Public Forum**

Gary Toll stated that he attended this meeting to share his thanks and positive experience interacting with one of the female Police Officers from the Township over the Memorial Day weekend. He said he was driving a tractor when the Officer stopped him, she was very professional, and he wanted to come to the meeting today to share the compliment.

**Adjournment**

There being no further business to come before the Board at this time, Mr. Ommert moved to adjourn the meeting at 9:00 a.m. Mr. Lang seconded. Roll Call: Mr. Ommert, aye; Mr. Lang, aye. Meeting adjourned.

---

Timothy Coleman, Chairman

---

Alexis Koch, Fiscal Officer