

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

July 8, 2024

The Perkins Township Trustees met Monday, July 8, 2024, in the Township Services Facility located at 2610 Columbus Avenue. The Trustees present were James Ommert, James Lang, and Tim Coleman. Chairman Coleman opened the meeting with the Pledge of Allegiance at 6:00 p.m.

AGENDA

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

MINUTES

Mr. Coleman moved to approve the minutes of the June 25th Regular Session. Mr. Lang seconded the motion. All were in favor.

FINANCIALS

Mr. Coleman moved to approve the financials for the period ending July 8th. Mr. Lang seconded the motion. All were in favor.

ZONING HEARING

To consider an application submitted by Kurtis Hurt of Blue Heron Villas 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.

Planning and Zoning Inspector, Adam Panas, provided a background on this hearing which included explaining the future of Kurtis Hurt of Blue Heron Villas for this property if amended. 3814 Hayes Ave. is fifteen acres, it is being planned to have 68 apartments and one hotel built if accepted through the approval process.

Kurtis Hurt spoke on behalf of the zoning amendment. He spoke to the development he has done in the Sandusky and Fremont areas as nice and successful projects. He hopes this project will contribute to helping with the housing shortage in the Township.

Bill Elliot spoke against the zoning amendment. He said that this area is not like Fremont. He voiced his concerns with access to this property on both sides on the road. Bill owns the property adjacent to 3814 Hayes Ave. He admits that Perkins needs housing and is greatly concerned but does not feel that the placement of these apartments is in the best interest of the residents living in that area. He provided photos to the Board of Trustees to show how damaging and intense the rainwater and flooding can be on his property and surrounding areas on Hayes Ave. He mentioned that he does not believe the proposed road would help in this matter, and wanted to know what Blue Heron Villas would do to make sure it doesn't add to the already existing problem.

Sarah Clickner also spoke against the zoning amendment. She lives on the same side of 3814 Hayes Ave, north of Grace Church. Sarah also has water concerns for the new property and housing concerns, in terms of the apartment being affordable. With the understanding that the rent would be around \$1,700 a month, she does not see how this is marketable to seniors. She does not want metro housing to be the route they develop this for and does not want to live next to 68 apartments. Sarah explained that this would be a huge step for the development of the area that she does not want to see become the next Route 250.

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Jim Lang spoke to the development of the Perkins Township Comprehensive Plan, made in 2020. Chairman Coleman agreed that the plan changed the atmosphere but is looking ahead towards the future. Chairman Coleman also acknowledged that people tend to dislike change, but studies will be done, and everything will have to be reviewed before this site is developed.

Kurtis Hurt explains that this zoning amendment would allow Blue Heron Villas to conduct the studies and planning they would need to undergo before developing anything. This is just the first step for them to spend money and resources doing further research.

Jim Ommert raised a few questions on whether the acreage is under roof or concrete, he has a concern with neighboring property owners. He asked if there would be a field tile, or retention basin or pond.

Kurtis Hurt said he is looking forward to doing the research if the zoning plan is amended to respond and have research evidence to provide at future meetings.

Chairman Coleman addressed the fact that we cannot control the weather, rather we must deal with it as it comes. He closed the public hearing at 6:33 p.m.

Chairman Coleman moved to adopt **Resolution 2024-95** Amending the Zoning Map for 3814 Hayes Avenue (PPN 32-01712.000) from “P-B-O”/ Professional & Business Office District to “PUD”/ Planned Unit Development District and approving the preliminary development plan. Mr. Lang seconded. There was no further discussion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

ZONING HEARING

To consider a recommendation of the Zoning Commission to amend the Zoning Map for property at 1301 Melody Lane (PPN 32-02004.000) 1306 Melody Lane (PPN 32-03426.000) and Lot 31, Melody Lane (PPN 32-04435.000) from “C-2”/ General Commercial District to “R-1A”/ Single-Family Serviced Residential District.

Zoning and Planning Inspector, Adam Panas, explained that this is an administrative amendment case. This property is in Westchester Estates. With research, Adam Panas could neither confirm nor deny an error in the original Zoning map. The owners of the property, the Perdues, in fall of 2023 were looking at their property setbacks when this zoning classification was discovered. The Perdue property, along with two others, was zoned commercial. The owners of these two properties are in favor of this amendment, the third did not have an opinion either way.

There was no further discussion during the public hearing. Chairman Coleman closed the hearing at 6:43 p.m.

Chairman Tim Coleman moved to adopt **Resolution No. 2024 -96** Amending the Zoning Map for property at 1306 Melody Lane (PPN 32-03426.000) and Lot 31, Melody Lane (PPN 32-04435.000) from “C-2”/ General Commercial District to “R-1A”/ Single-Family Serviced Residential District. Mr. Lang seconded. There was no further discussion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

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PUBLIC HEARING

To consider a proposed 2025 Tax Budget for Perkins Township

Fiscal Officer Alexis Koch provided the Board of Trustees with a recapped version and extensive version of the 2025 Tax Budget. She explained how the revenues and expenditures are similar to previous year's revenues and expenses and more information can be found in the comparison columns attached.

Chairman Tim Coleman read the closing figure from the report of (1,572,290.65).

There was no other discussion during the public hearing.

Chairman Tim Coleman moved to adopt **Resolution 2024-97** Adopt 2025 Tax Budget per the attached. Mr. Lang seconded. There was no further discussion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

NEW BUSINESS

Resolution 2024-098

Authorize an Annexation Agreement with the City of Sandusky related to parcels owned by Cedar Fair LLC on Cleveland Road.

Mr. Coleman moved to authorize an Annexation Agreement with the City of Sandusky related to parcels owned by Cedar Fair LLC on Cleveland Road. Mr. Lang seconded. Director Byington explained that the Township was approached by the City of Sandusky with this annexation agreement, and that she believed it would be in the best interest of the Township to accept. Chairman Coleman noted that State annexation law favors cities and not townships. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-99

Authorize a contract with Rec Desk for recreation program and facility reservation scheduling software in the amount of \$1,776.00 for the remainder of 2024, and \$5,300.00 for 2025.

Mr. Ommert moved to authorize a contract with Rec Desk for recreation program and facility reservation scheduling software in the amount of \$1,776.00 for the remainder of 2024, and \$5,300.00 for 2025. Mr. Lang seconded. Public Works Director Brad Link explained that this new system would be an inclusive "one stop shop" to help with registration for baseball and all events/rentals at Strickfaden Park. Residents would be able to do so online through the Rec Desk portal used by other municipalities as well. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-100

Declare a subsequent nuisance condition and order abatement pursuant to ORC Section 505.87 for vegetation in excess of 6 inches in height on vacant property located at 322 Michigan Avenue (PPN 32-00243.000).

Mr. Ommert moved to declare a subsequent nuisance condition and order abatement pursuant to ORC Section 505.87 for vegetation in excess of 6 inches in height on vacant property located at 322 Michigan Avenue (PPN 32-00243.000). Mr. Lang seconded. Chairman Coleman spoke to this ongoing nuisance problem, it began in 2023, and the property has continued to receive notices to resolve these nuisances. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

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Department Reports

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

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

Public Works Department – Director Link’s report was submitted in writing.

Administrator – Administrator Boyle’s report was submitted in writing.

Notices/Correspondence

- New C1 Liquor Permit for Blue Door Market LLC, 6513 Milan Road. No hearing has been requested by the Board.
- Next Regular Meeting – Tuesday, July 23rd at 6:00 p.m.

Fiscal Officer Comments

- Payments for the period June 25th – July 8th total \$557,906.80, including payments for pavement repairs, purchasing a new vehicle/equipment, and standard administrative costs.
- Motel Tax Payments total \$98,094.72 which is down about 4% from last year, this report is for May, as the Motel taxes are due by the 15th day of the following month. Year to date we have received \$482,600.18.

Trustees’ Discussion

No additional business discussed at this time.

Public Forum

No comments were received by the public.

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