

## PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission

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

Date: November 13, 2023

Time: 4:00 p.m.

Board Members Present: Mrs. Cheryl Best-Wilke  
Mr. Greg Schmid  
Mr. Les Wilson

Board Members Absent & Excused: Mr. Criscione, Mrs. Hoty-Lynch, Mr. Lippus

Staff in Attendance: Mr. Adam Panas, Planner/Zoning Inspector  
Mrs. Jessica Gladwell, Administrative Assistant

### I. Call To Order

Mrs. Best-Wilke called the meeting to order and welcomed the audience and the Commission. Mrs. Best-Wilke led everyone in the Pledge of Allegiance.

### II. Roll Call

Ms. Gladwell took Roll Call: Mrs. Best-Wilke, here; Mr. Schmid; here; Mr. Wilson, here;

Mrs. Gladwell swore everyone in.

### III. The approval of meeting minutes from September 11, 2023.

Mrs. Best-Wilke entertained a motion to approve the minutes from September 11, 2023.

Mr. Wilson motioned, and Mr. Schmid seconded.

Mr. Wilson; Yes, Mr. Schmid; Yes, Mrs. 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, whether 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**

**ZC2023-07** The Perkins Township Zoning Commission will conduct a public hearing to consider amendments to the text of the Perkins Township Zoning Resolution for mini-storage building regulations.

**VI. Staff Report**

Mr. Panas said as Jessica stated we are proposing text changes to mini-storage building regulations. Mr. Panas stated that he thinks it will help if we go by power point. So, in the past we have allowed them in commercial and industrial via a conditional use permit, any road classification. In 2022, there was a significant increase in applications on major and minor arterial roads (250, Route 4, Route 6, Perkins Ave, Columbus Ave, Strub Rd & Bogart Rd). Proposed for 2023 they are going to only be allowed in industrial zoned via conditional use permit, only on collector roads (Old Railroad, Campbell, Patten Tract, Galloway). There is a lot of maps here that we will piece together shortly.

Mrs. Best-Wilke asked how many storage units we currently have in the Township.

Mr. Panas stated that there is one on 250, Waldock has a property on Perkins Ave that he said people have asked him about. The one on W. Perkins, not quite at the old KBI site. There is George Polous and U-Haul. It was my understanding there was a bombardment and that caused us to talk with the trustees and they all saw it fit to pass a zoning moratorium or temporary hold against zoning approval for these types of developments. The whole purpose of that is to take a breath and research and talk it out more with how we should better regulate them.

Mrs. Best-Wilke stated that we don't want them on major roads, like route 4 and 250.

Mr. Panas stated that is correct, it all has to do with traffic, those roads are built to maintain higher traffic volume, whereas our less classified roads and places in the township are not. So, the summary of the changes

**PROPOSAL:**

**Summary of Changes:**

- Remove as a conditional use from C-2.
- Keep as a conditional use in I-1 (Light Industrial) and I-2 (Heavy Industrial), requiring a conditional use permit through the BZA.
- Limit mini-storage building facilities to collector roads only.
- Increase setbacks for side and rear yard.
- Add definition for "Mini-storage building".

- Keep all the existing regulations but rewrite them in a way that makes them easier to interpret and implement.
- Correct other typos.

Mrs. Best-Wilke asked if we've had any complaints from any residents or businesses or anything else about storage units?

Mr. Panas stated that just today there was a complaint about the U-Haul one, they sought a variance last year to avoid putting a fence around, I am not sure if it would've helped the issue, but it was for light. There is vegetation there and I imagine that was the justification for it. I don't know if it was evergreen though, it would be this type of year to notice.

Mr. Panas went through his slide shows with the maps he created with roadways/land use/future land use.

Mr. Schmid stated that he thought Galloway was more residential and asked Mr. Panas if there was an area on Galloway that you would see as a potential area for these?

Mr. Wilson stated that there is a field down on Galloway there.

Mr. Schmid stated but would you want a mini storage there?

Mr. Panas stated that the idea is limiting that so if they had to rezone, that is why the future land use maps are relevant to keep in mind to these roads because to your guy's point, hull but especially Galloway are all residential. So, if they wanted to re-zone a parcel in the middle, I would imagine the board's recommendation would lean towards no, but they would have to buy a lot of land and screen it. Old railroad is kind of prime real estate in my opinion for that.

Mr. Panas continued his slide shows of maps.

Mrs. Best-Wilke stated to Mr. Panas that so you're basically saying you want them on the more outlined areas.

Mr. Panas stated yes which is where most of our industrial zones are.

Mr. Wilson stated that, but you don't want them on route 4?

Mr. Panas stated that that was correct because that is all slated for commercial.

Mr. Wilson stated yeah but cant someone purpose commercial to industrial?

Mr. Panas said yes, they could.

Mr. Wilson stated that personally on the board I wouldn't have any problems with that.

Mrs. Best-Wilke stated that she could see having it on route 4 more than 250. Even though you say it's a heavy traffic area, it's not going to add much more to those roads.

Mr. Panas stated that it takes up a lot of space though. That's really what it takes.

Mrs. Best-Wilek stated they pay taxes on these properties, right?

Mr. Panas stated sure.

Mr. Schmid stated that tax for mini storage is a lot less.

Mr. Schmid asked if package central is full, they couldn't add anymore there, could they? Perkins Mini- Storage has room for a couple more buildings yet, but it would prohibit him from that.

Mr. Panas stated that like anything if someone wants to do something contrary to regulations, they have the right to apply for a variance or come to this board to re-zone. He stated he could see the board being more accommodating to the current ones to expand.

Discussions continued about the local storage unit locations.

Mrs. Best-Wilke asked how we would define a mini-storage unit?

Mr. Panas stated that the definition we proposed was mini storage means a building used for containing sperate secured storage units used to be rented out to store personal goods. Mini storage building does not include any garage use principlally for parking motor vehicles or any garage or storage in a private residence.

Mr. Schmid asked if there was anything in that, I know Georges motorcycles and stuff, they rent those a lot. Is there anything we need to add about what you can or can't put in there?

Mr. Panas stated that it can't be the main use for it, we couldn't approve a facility that provides primarily for RV storage or something like that. That is warehousing instead of mini storage.

Mr. Wilson stated that now you say mini storage instead of warehousing, so that opens up my thoughts to what mini storage is big enough for a car. So, if someone wants to do mini storage and someone says they're going to be doing mini storage and they are going to be 10\*20 suddenly is that warehousing instead of mini storage?

Discussions continued about what sizes they thought would be mini storage opposed to mini storage.

Mr. Panas stated that we could try and re-word the parking area of the context. I think the using the word parking gets that preventing to use it as a primary residence.

Mr. Wilson stated that or just going in and out all the time with their car.

Mr. Panas stated that I guess however we all think of parking. Whenever there isn't a definition in our zoning resolution or law, normally lawyers go to webster, so that's just what we would do. But because it uses parking that would make long term storage okay.

Mr. Wilson stated that maybe you could do it based on what time of the year it is? Basically, if you have an antique car, you will want it stored in the winter.

Mrs. Best-Wilke stated that if you're using it for just storage and parking it there then you're probably not going to be in there working on it because you don't want the possibility of fire and other units too.

Mr. Panas stated that those units aren't made for heavy duty car tools.

Mr. Schmid stated that they will be regulated anyway. There are hours and fences and gates and so on for the security of their property.

Mr. Panas explained how they must have an on-site manager.

Mr. Schmid asked if they were allowed to park outside storage or is that covered where most of them seem they don't allow it, like boats and campers and stuff.

Mr. Panas stated that is correct, they are not permitted, and often what we see with outside anything is temporary tents.

Mrs. Best-Wilke asked about enforcement if someone violates these on a continual basis then what?

Mr. Panas stated that since it is on a conditional use permit, the nice thing about that is that the board of zoning appeals has a right to revoke it and the permit holder can get it fixed, or fine them if they don't comply.

**VII. Close Public Hearing/Open Public Meeting**

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

**VIII. Discussion from Commission**

Mrs. Best-Wilke stated that so are we tabling it or are we making another motion to disapprove, I will entertain.

Mr. Wilson made the motion to approve the changes to the Mini Storage zoning resolution. Mr. Schmid seconded.

Mr. Wilson; yes, Mr. Schmid; yes, Mrs. Best-Wilke, yes.

**IX. Old Business**

Groff – Trustees approved.

**X. New Business**

Mr. Wilson stated that since issue 2 passed is the Township still steady on no recreational dispensaries or are they asking to switch over?

Mr. Panas stated that it's on our list of moratorium and how we regulate that, at this point I'd be shocked if we had an outright ban. I can't speak on behalf of any of the boards but regulating it firmly would be what we would want to do. We have yet to dive into it.

Discussion about the other moratoriums, currently there is wind and solar, medical marijuana, and one for smoke and vape shops.

**XI. Adjournment**

Mrs. Cheryl Best-Wilke entertained the motion to adjourn.

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

*Cheryl Best-Wilke*  
*Chairperson*  
*2/12/2024*