

PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission

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

Date: March 13, 2023

Time: 4:00 p.m.

Board Members Present: Mrs. Cheryl Best-Wilke
Mrs. Kula Hoty-Lynch
Mr. Greg Schmid
Mr. John Lippus
Mr. Les Wilson
Mr. Billy Criscione

Board Members Absent & Excused:

Staff in Attendance: Ms. Angela Byington, Director of Community Development
Mrs. Casey Spark, 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; Mrs. Hoty-Lynch, here; Mr. Schmid, here; Mr. Lippus, here; Mr. Criscione, here; Mr. Wilson, here.

Mrs. Gladwell swore everyone in.

III. 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.

IV. Reading of the Application

Application ZC2023-2 was submitted by Drew Schaeffer, on behalf of BL & CS Company LLC for a property located at 6511 Milan Road. (PPN# 32-68022.000). The applicant has submitted an application for a zoning amendment to create a “PUD”/Planned Unit Development to utilize the property for dormitory use.

V. Staff Report

Mrs. Sparks said as Jessica stated Drew Schaeffer applied for a zoning change for 6511 Milan Road (PPN#: 32-68022.000). The current zoning is “C-2”/General Commercial District. The requested zoning is “PUD” / Planned Unit Development District. The proposed development is for Long Term Stay/ Dormitory.

(a) Location/Site Details:

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 property in question is located along the west side of Milan Rd.

The property in question is a 4.79-acre site that was formerly utilized as a church and is now currently vacant. The property contains an approximately 13,000 square foot building.

(b) Land Use:

The subject property located in an area of the Township that contains a variety of land uses. Land uses in this area include:

North: Undeveloped land owned by the applicant and then commercial Home Brew.

South: Proposed Farm Market and Coffee Shop then Future Recreational Vehicle Park.

East: Residential, Agricultural and Diedrick Motors

West: Agricultural

The applicant has stated the project will be constructed in two phases, phase one will be completed before occupancy. During this phase the current classrooms will be converted into guestrooms for the students. The kitchen will remain in place for the students’ use. In phase one the applicant will be installing public shower stalls and the fire suppression system to fully sprinkle the building. During phase two they will divide classrooms into two separate rooms and create a common bathroom space. Phase two will also include the creation of a larger kitchen area and a laundry room facility. Three additional rooms will be constructed within the current sanctuary area.

- **Public Works staff comments**

The Public Works Department was provided with the proposed zone map amendment and we have not received objection at the time of writing this report.

- **BUILDING staff comments**

The Township Building Official has reviewed the proposed zone map amendment and has stated the project description appears to be an acceptable use of the property. The Ohio Building Code requires that complete architectural plans, along with a code analysis be performed and submitted by a registered design professional in Ohio for approval, along with application and fees.

- **Police Department comments**

The Police Chief was provided with the zone map amendment, and we did not receive objections at the time of writing the report.

- **Fire Department comments**

The Fire Chief has reviewed the zone map amendment and has stated with the number of people using the equipment and our experience at other locations the fire department would like to see this project include a type I hood in the kitchen.

The applicant seeks the approval of an amendment to the Zoning Map for the property located on 6511 Milan Road (PPN#32-68022.000) from the "C-2"/ General Commercial District to the "PUD"/Planned Unit Development District.

The applicant proposes to renovate the existing vacant church building for long-term stay within a dormitory style setting. The seasonal employees that will be housed in this facility will be working at the other motels within the area.

The Township's Future Land Use Map designates this site for future "commercial" use. As general dormitory use is permitted within the commercial zoning district, staff do not believe long-term stay use will have a negative effect on the surrounding area. The reuse of the existing vacant building will be an improvement to the area and will assist with the shortage of seasonal employee housing within the area. It is important to note that the property owner does currently own the adjacent parcel to the north.

Planning staff recommends approval of the application with the following conditions:

1. The applicant will work with Erie Soil and Water for drainage plans if any changes occur to the parking area.
2. The existing lighting plan will be submitted for review and approval by staff.
3. A final PUD plan, containing all items listed in Section 23.21 (Final Development Plan Application Contents) shall be submitted for review and approval.
4. All necessary building permits for proposed renovations to the building are received.
5. The applicant shall receive a change of use permit through ODOT.

VI. Open Public Hearing

Mrs. Best-Wilke opened the Public Hearing and said this is the time for anyone in the audience.

Leonard Longer - North Coast. We're the ones applying for this change. I wanted to thank each one of you who has worked with us on this. Some people might remember when we had the

lodging by the Tru Hotel, I know you were all happy when we tore it down. We still have the same problem; we need to house these people. We found this church when it came up and thought it'd be a good thing for us, a good safe place for our employees to live. We're going to have a live-in manager, who will be responsible for what goes on in that building. I know the other place, the old Travelodge made people be gone by 10pm at night, and that's a very important rule or it'd be free for all. We're going to have transportation, which is very important because we don't want our workers walking up and down 250. We're going to buy a van, not right away but for transportation. Artkinects are the architects doing our drawings for this building, they did the Tru Hotel and we were very happy with their work. They have completed an entire set of drawings along with a full set of fire suppression. Every fire/building code they have addressed, as soon as the Township wants those plans, we will send them over to them. You guys mentioned ODOT, we just got this today from them, it's their approval if you want it. So that's basically it, we want to change the use of the building, the first phase is 34 employees. Next year a lot more work is going to go on in the building, walls going up, showers in their own rooms. It's going to be like a true college dorm. There will be a place for recreation, we'll have pool tables, were going to have TV areas, places for them to do laundry. What we want is a safe environment, and if we can get these students to come back next year, that's important to us. Some come back a few 2 to 3 years. If you provide a nice safe place, believe me they tell their friends.

Mrs. Best-Wilke stated that in the rooms you're going to have more than just one restroom.

Leonard stated yes, that's the ultimate plan for phase two, because we didn't have time to do it this year. Those rooms are big if you look at them in there, so we're going to put a hallway with a big room, divide it into two rooms about the size of a hotel room 12*26. They are going to have a restroom/shower in between. They will share their bathrooms. I think this is going to be a big asset to our company and for the other employers looking for places for their employees to live.

Mr. Criscione asked if they were going to limit it to just the J1 employees or anyone who needs temp housing.

Leonard stated that they are not going to have housing for the local community. We are not providing that kind of housing; this is for the J1's.

VII. Close Public Hearing/Open Public Meeting

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

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

VIII. Discussion from Commission

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

Mrs. Best-Wilke stated that her main concern was sidewalks, but it doesn't seem they will be walking to and from.

Mr. Wilson stated that people walk from 250 all the way down on the berm of the road to Kalahari. That's been going on since Kalahari was built.

Mrs. Hoty-Lynch stated that she thinks this is something that we need is housing for these people along with hearing that it was going to be a safe place, where there will be an onsite manager.

Mr. Schmid made the motion to approve the zoning change in Application ZC2023-, Mr. Wilson seconded the motion. Mr. Schmid, yes; Mr. Wilson, yes; Mr. Lippus, yes; Mr. Criscione, yes; Mrs. Hoty-Lynch, yes; Mrs. Best-Wilke, yes.

Mrs. Best-Wilke stated that it will go to the Township Trustees at the April 18th meeting.

IX. Reading of the Application

Application ZC 2023-3 The Perkins Township Zoning Commission will conduct a public hearing to consider an amendment to the Perkins Township Zoning Resolution regarding portable restrooms.

Mrs. Best-Wilke asked if we had an issue.

Mrs. Sparks stated that all of you know zoning can sometimes be quite interesting. We have a property maintenance standpoint and we have obviously increased our staff to take care of some of these issues. In the past few weeks, we have had some issues with portable toilets being used on residential properties, so we need to amend the zoning code to make it very clear that they are not permitted in residential areas. So, what you will see in front of you in the report is that we amended article 25.12 under temporary uses and we made it very clear that portable toilets/restrooms can only be used in conjunction with commercial/construction of new homes. If something has not been done within 7 days, they will have to remove it.

X. Staff Report

Perkins Township has made substantial efforts to address outstanding property maintenance and zoning issues. The Township has recently hired additional staff to assist in these efforts. In recent months we have received several complaints regarding the location of portable toilets on property within the Township. Planning staff has taken action to address this issue by proposing to amend the Zoning Resolution to address this issue.

Article 25 – SUPPLEMENTARY DISTRICT REGULATIONS

25.12 Temporary Uses

2) Temporary buildings, offices, portable toilets, and equipment and storage facilities required in conjunction with construction activity may be permitted within any district for a period of one year, except that six-month extensions may be granted if construction is substantially underway. Such items shall not be located on the property until a zoning and/or construction permit is obtained. Items shall be removed if construction does not commence within seven (7) days after

items are located on such property and immediately upon completion of the construction, or upon expiration of the zoning permit, whichever occurs first.

XI. Open Public Hearing

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

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

XII. Close Public Hearing/Open Public Meeting

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

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

XIII. Discussion from Commission

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

Mr. Lippus made the motion to approve Application ZC2023-3, Mrs. Best-Wilke seconded the motion. Mr. Lippus, yes; Mrs. Best-Wilke, yes; Mr. Criscione, yes; Mr. Wilson, yes; Mr. Schmid, yes; Mrs. Hoty-Lynch, yes.

XIV. The approval of meeting minutes from February 13, 2023.

Mrs. Best-Wilke stated there were some mistakes in the minutes who did the motions. The selection of the chair and vice chair was not complete in the original minutes. Mrs. Best-Wilke entertained a motion to approve the minutes from February 13, 2023.

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

XV. Old Business

Mrs. Hoty-Lynch stated that just going back on previous approvals, is anything happening with the apartments on Perkins Ave?

Ms. Byington stated Redwood? Yes. Casey has been working with the lot consolidation, and they were going to do that in May, and they have been asking for address', but we are waiting for the lots to be combined.

Mrs. Sparks stated the last information we received was they were closing until May.

Mrs. Best-Wilke stated that they started digging at the corner of Bogart and 250.

Mr. Lippus asked if it looks like they cut back trees on the quarry side of Columbus Ave. what is that?

Mrs. Gladwell stated that they are doing ditch maintenance, the county.

Mrs. Best-Wilke stated that the county, did it?

Mrs. Gladwell said yes.

Mr. Wilson stated if they tear down the old KBI is something going in there?

Ms. Byington stated yes, they've had various things come through in the past and nothing has stuck so they wanted to demolish it.

Mrs. Best-Wilke asked if the building was in disrepair.

Ms. Byington stated that she doesn't think it meets today's requirements in it.

Mrs. Hoty-Lynch asked if Starbucks on the corner has submitted anything?

Mrs. Gladwell stated that they just got approval today.

Mr. Criscione asked when the 250 Meetings were going to start back up.

Mrs. Best-Wilke asked if we knew when the Medical Marijuana Dispensary from the City is going to move.

Mrs. Gladwell stated that they just got their certificate of occupancy today. They have to have a certain amount of shut down time to get their current inventory to the Board of Pharmacy while they transfer their vault and so on.

XVI. New Business

XVII. Adjournment

Mrs. Cheryl Best-Wilke entertained the motion to adjourn. Mr. Criscione made the motion; Mr. Wilson seconded. Roll Call: Mr. Criscione Yes; Mr. Wilson, Yes; Mr. Lippus Yes; Mr. Schmid, yes; Mrs. Hoty-Lynch, yes; Mrs. Best-Wilke, Yes.