

## PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission

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

Date: August 14, 2023

Time: 4:00 p.m.

Board Members Present: Mrs. Cheryl Best-Wilke  
Mrs. Hoty-Lynch  
Mr. John Lippus

Board Members Absent & Excused: Mr. Criscione, Mr. Greg Schmid, Mr. Les Wilson

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; Mrs. Hoty-Lynch; here; Mr. Lippus, here;

Mrs. Gladwell swore everyone in.

### **III. The approval of meeting minutes from July 18, 2023.**

Mrs. Best-Wilke entertained a motion to approve the minutes from August 14, 2023.

Mrs. Hoty-Lynch motioned, and Mr. Lippus seconded.

Mrs. Hoty-Lynch; Yes, Mr. Lippus; 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**

**Application ZC2023-06** was submitted by Kara C. Groff on behalf of Macrew Properties, LLC for a property located at 1521 East Perkins Avenue, Sandusky, OH 44870 (PPN# 32-68017.000). The application was for a zoning amendment to rezone the above-mentioned property from “R-1A” / Single Family Serviced Residential to “C-2” / General Commercial.

**VI. Staff Report**

Mr. Panas said as Jessica stated MaCrew Properties LLC at 1607 East Perkins Ave applied for a re-zoning for the property located at 1521 East Perkins Ave PPN 32-68017.000. The present zoning is “R-1A” / Single Family Serviced Residential. The requested zoning is “C-2” / General Commercial for the proposed development of business incubation office and professional meeting hall with a stage.

**Site Details:**

- The property in question is located at 1521 East Perkins Avenue, immediately west of the current Groff Funeral Home building at 1607 E Perkins Ave.
- The subject property is approximately 1.14 acres. MaCrew Properties, LLC purchased this property from Oheb Shalom Temple in January 2023 and has now owned the property for 8 months.

**Surrounding Land Uses:**

**North:**

- City of Sandusky Residences; Partially screened via vegetation and chain link fence.

**East:**

- Groff Funeral Home, Koch Building Products; both Zoned C-2 / General Commercial

**South:**

- Some Residences, Zoned R-1A / Single Family Serviced Residential; Edward Jones – Financial Advisor: Patrick Sturdy, The Remembrance Center, The Legacy Center, Ohio Guidestone, Michele A Smith Law Office, Sacred Healing Massotherapy, John K Krupp CPA, Roger Potter – Financial Advisor, Ameriprise, Mary Anne Jeffrey, Farmland, all Zoned PBO / Professional & Business Office.

**West:**

- Traditional home rental property (one home on the lot), rented and owned by Macrew Properties, LLC to a tenant, Zoned PUD / Planned Unit Development; Some Residences, Zoned R-1A / Single Family Serviced Residential

**Comprehensive Plan: Future Land Use Map Designation**

- The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel as commercial.

**Proposed Development:**

**a) Summary, per applicant:**

- a. “We would like to transition the use of the property to a co-working facility that would be utilized as a business incubation office and a professional meeting hall with a stage. This would serve our community, non-profit organizations, professionals and entrepreneurs as a place for community.”

**b) How this amendment relates to the Comprehensive Plan, per applicant:**

- a. “Our new facility will be another attraction to professionals visiting the Lake Erie Shores and Islands, and specifically Perkins Township. Given the proximity to Cedar Point’s Sports Force Arena, our business center will be a destination for working professionals to catch up on work and utilize professional amenities. Tourists will have the opportunity for daily or week passes to our business center. Our facility will support local entrepreneurs and businesses with educational seminars and networking, to continue the economic growth seen in Perkins Township and Erie County.”

**PUBLIC WORKS DEPARTMENT**

The Public Works Department has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

**BUILDING DEPARTMENT**

The Township Building Official has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

**POLICE DEPARTMENT**

The Police Chief has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

## **FIRE DEPARTMENT**

The Fire Marshal has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

## **ERIE REGIONAL PLANNING COMMISSION**

The Erie Regional Planning Commission has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report.

## **CITY OF SANDUSKY COMMUNITY DEVELOPMENT DEPARTMENT**

The City of Sandusky Community Development Department has reviewed the proposed zoning map amendment and we have not received any objections at the time of writing the report. They noted that they appreciated our reaching out to them for feedback.

**Recommendation:** Approval, as the amendment would coincide with the existing Comprehensive Plan.

- 1) Seeing that the Comprehensive Plan designates this parcel and many others surrounding it to be for commercial use, staff believes that this zoning amendment would be in line with the Comprehensive Plan and surrounding zoning districts.
- 2) Staff also note that, if this business ever wished to operate outside on a permanent basis, it would be required to apply for a conditional use permit. Per Article 17, Section 2.4, they would be required to screen between their property and the adjacent residences.

Kara Groff – Groff Funeral Homes.

Mrs. Best-Wilke asked if they have ever had any concerns about the City of Sandusky Residents that live behind them?

Mrs. Groff stated that no, she's never had any issues they own it and renting it out.

Mrs. Best-Wilke stated that it was a nice idea to have this office space available on a temporary basis for people visiting but still need a place for quiet time.

Mrs. Groff stated that there is a big need for that, people come in for long weekends for tournaments for the weekends and need a quiet private place for work or conversations.

Mrs. Hoty-Lynch stated that its not much change than what is currently going on there.

Mrs. Groff stated that she was surprised it was zoned residential.

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

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

Mrs. Hoty-Lynch made the motion. Mr. Lippus seconded.

Mrs. Hoty-Lynch; yes, Mr. Lippus; yes, Mrs. Best-Wilke, yes.

**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.

Mrs. Hoty-Lynch stated that she feels like its in line with what is currently going on there and won't affect any negative traffic or anything.

Mrs. Best-Wilke stated that she doesn't think it'll affect with traffic or activity that is going on in the neighborhood.

Mrs. Best-Wilke stated she'd entertain a motion.

Mrs. Hoty-Lynch made the motion to approve application ZC2023-06. Mr. Lippus seconded.

Mrs. Hoty-Lynch; yes, Mr. Lippus; yes, Mrs. Best-Wilke, yes.

**IX. Old Business**

Mrs. Best-Wilke asked what the status was for the dormitory on 250.

Mrs. Gladwell stated that they haven't had any finals yet.

Mr. Panas said there haven't been any applications for October. Last month's August 14 meeting for the 3009 Campbell Street, immediately after, day after I get a call from the proposed buyer of the lot, the guy wants to run. Kula since you werent there if you need briefed on it but basically the guy was very cagy, on what he wanted to do with it and we couldn't just condition it. So, he wants to put a landscaping and snow removal business in there, 4 piles of materials. There isn't a building to hold it right now, but he wants to put one. Then with in the existing building, he would do business related equipment or machine repairs, just in the 60\*90 pole barn. Most of it would be indoors besides getting those materials, he said he had a detailed business plan.

Mr. Lippus stated that none of that is industrial.

Mr. Panas stated that actually it is, light industrial.

Mr. Lippus stated that which one?

Mr. Panas stated that building supply yard, and equipment repair. It has been operated as an I1 property for a long time.

Mrs. Hoty-Lynch stated inside not outside.

Mr. Panas stated that he talked to him for hours on the phone before the meeting even happened.

Mrs. Hoty-Lynch asked if he was buying it or.

Mr. Panas stated yes that's what he is trying to do. It's mixed with residential.

**X. New Business**

**XI. Adjournment**

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

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