

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

October 8, 2024

The Perkins Township Trustees met on Tuesday, October 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 adopt the minutes of September 24th. Mr. Lang seconded the motion. All were in favor.

FINANCIALS

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

FOLLOW-UP DISCUSSION with Director Sue Daugherty of Serving Our Seniors on the Recent Affordable Housing Forum.

Serving Our Seniors Director, Sue Daugherty, began by thanking those who attended to affordable housing forum. She said that the recommendation the group was most excited about was the idea of a sin tax, but it has been determined that Erie County does not fit the Ohio Revised Code parameters for doing so. She began asking if there was a possibility that Perkins Township could use land it owns, making it conducive to building homes. The goal would be to build multiple 500sq. ft. cottages as these would be the least expensive option. Sue Daugherty encouraged Perkins Township to review its regulations and consider waiving fees for developers and other permit costs to incentivize a developer. She warned that if nothing is done soon, we will have seniors without homes.

Chairman Tim Coleman stated that this could be a possibility, and the Township has been looking into options as well. He mentioned that the Community Development Director, Charlene Watkins, has been doing research, as well as setting up meetings within Community Development to discuss options and opportunities. Chairman Coleman stated that we were all impressed by the forum that we had to do something and wanted to lead the charge. Director Watkins said that when she and Code Enforcement Officer, Amanda McClain, returned from the forum they discussed forming a committee. Director Watkins stated that Perkins Township owns property in Searsville, and Community Development has started researching developers.

Ms. Daugherty described the future occupants as seniors who meet low income qualifications but are a couple dollars off from what is recognized as a low-income household of \$31,900. Director Watkins noted that nothing is off the table here, that affordability may mean something different to everyone. Sue Daugherty explained that the target group of seniors would be able to afford around \$700.00 a month in rent.

Director Watkins explained that she believes seniors would be happy with that size of housing, the single floor, low maintenance, and that she wanted to continue this conversation. Ms. Daugherty thanked everyone and stated that she would do whatever is needed to help support the work. Administrator Gary Boyle agreed that waiving permits would be a possibility by the Board and recommended that she contact the County to waive the water/sewer tap in fees, which are high.

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PUBLIC HEARING

Chairman Tim Coleman opened the public hearing. Perkins Township Administrator, Gary Boyle, swore in all members present wishing to speak during the public hearing.

Notice of declaration of a nuisance condition for tall grass located at 305 West Bogart Road (PPN 32-02518.000) posing a hazard to the health and safety of the adjacent property, and ordering abatement pursuant to ORC Section 505.87.

Code Enforcement Officer, Amanda McClain, explained that there have been complaints made about this property every summer since 2019. The neighbors are concerned with the number of weeds and piles of lumber around the property, as they can harbor rodents. Code Officer McClain also stated that she had contacted the property owner again, but this year the cleanup took longer than expected, it is her recommendation to declare a nuisance.

Thomas Verock stood to speak on this issue with his property. He told the Board that he had trouble taking care of his land so he hired someone to do the work who has not been showing up and is making excuses as to why they can't perform the lawn care. Some reasons were that the spring season was very wet this year, the weeds had gotten away from him, and the property owner has been experiencing health problems and cannot do the work on his own. Realizing that the property owner could not rely on his current yard resource, he started calling other people and it is all now close to being finished.

Chairman Coleman recommended that the property owner continue to speak with Code Officer McClain, and that she can also provide a list of contractors who would be great resources for lawn care and any other work he may need to have done on the property.

Mr. Coleman moved to adopt:

Resolution 2024-147 Declare a nuisance condition for tall grass at 305 West Bogart Road (PPN 32-02518.000) and ordering abatement pursuant to ORC Section 505.87. Mr. Lang seconded. There was no further discussion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Notice of declaration of a nuisance condition for tall grass located at 5703 Hayes Avenue (PPN 32-00197.000) posing a hazard to the health and safety of the adjacent property, and ordering abatement pursuant to ORC Section 505.87.

Mr. Bauer, the property owner, began stating that the handouts provided to the Trustees layout the plans and intended use of the front yard. The tall grass is being used as a pollinator garden for native plants and insects, mostly though for pollinators. This garden exists on the southern edge of the property, the garden is in front of the hedge, which consists of berries and wildflowers for pollinators. Mr. Bauer mentioned that he has explained all of this to Code Enforcement Officer, McClain.

Mr. Bauer continues to explain that he started this project for the first time this past spring, not knowing what to expect. He stated his passions for gardening and choosing to live in the country to pursue more experimental phases of it. Mr. Bauer has received no complaints from anyone, including neighbors, but says that McClain told him she has received anonymous complaints.

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Community Development Director, Charlene Watkins began to speak about pollinator gardens, as she has done research in preparation for this meeting. She referenced code and regulations from the Ohio Pollinator Initiative and stated a few requirements. The garden must have 25% grass native to the area, no less than 50sq. ft. in area. It must contain flowering plants for three seasons -spring, summer, and fall. The garden must contain no weeds, starting with fresh ground, dirt that was tilled and seeded.

Director Watkins noted that this process may take between three to four years and must be mowed annually. She mentioned she is in no way opposed to pollinator gardens but wanted the property owner to be aware of the requirements, most important being the need of milkweed for the monarch butterflies. Director Watkins said she was willing to help the property owners with this process and focus on the four “P’s” -pollination, plan, patience, and persistence. Currently, she still does not know if this property’s garden qualifies. Mariah Bauer stood and stated that their garden on this property does contain milkweed.

Chairman Tim Coleman mentioned that he has a small plot of garden for pollinators, about 4x20, and would be willing to share information and guidelines as it is commendable to build them, and he understand the difficulty. He stated that the Township will work with him, to stay in contact with Officer McClain and use the code and guidelines from Ohio Pollinators Initiative. Mr. Bauer said that he will do so, that his current methods have not all been by code, but he is asking for the freedom to garden more creatively. Upon more research on both parties, we will work together, was the sentiment from Officer McClain and Chairman Tim Coleman.

Mr. Coleman moved to adopt:

Resolution 2024-148 Declare a nuisance condition for tall grass at 5703 Hayes Avenue (PPN 32-00197.000) and ordering abatement pursuant to ORC Section 505.87. Mr. Lang seconded. There was no further discussion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

NEW BUSINESS

Resolution 2024-149

Approve a then and now payment to Franklin Sanitation LLC

Mr. Coleman moved to approve a then and now payment to Franklin Sanitation LLC for storm sewer work on Schenk Road in the amount of \$4,512.50. Mr. Lang seconded. Director Link explained that due to time constraints this would be considered a then and now payment. He advised that a resident had a drainage problem at 5509 Schenk Road and it required the installation of a catch basin and a storm sewer line to connect to an existing catch basin at 5419 Schenk Road. Franklin was hired to do that work. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-150

Approve a then and now payment to Bricker Graydon.

Mr. Coleman moved to approve a then and now payment to Bricker Graydon for construction services in the amount of for \$14,591.90. Mr. Lang seconded. Administrator Boyle explained that this payment is for legal services provided, he added that these services have been very thorough. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

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Resolution 2024-151

Approve Supplemental Appropriation

Mr. Coleman moved to approve a Supplemental Appropriation to K9 Fund 2907-210-740-000 Machinery, Equipment, and Furniture in the amount of \$25,000. Source: Gifts and Donations. Mr. Lang seconded. Police Chief Musser thanked the community for all their support towards the fundraiser. This supplemental appropriation would allow us to use those donations. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Department Reports

Police Department – Chief Musser’s report was submitted in writing. He added that the department is continuing to conduct interviews for recruitment of Police Officers.

Fire Department – Chief Murphy’s report was submitted in writing. He added that the Fire Station 3 Open House will be Sunday, October 13th from 10:00 am – 1:00 pm.

Public Works Department – Director Link’s report was submitted in writing. He reminded everyone of Monster Bash, October 19th at Strickfaden Park. Some activities will be pumpkin painting, pumpkin drop, and other fun.

Community Development – Director Watkin’s report was submitted in writing, she added that plans for a Springhill Suites is anticipated to be submitted for Milan Ave.

Administrator – Administrator Boyle’s report was submitted in writing. He echoed the comments Chief Musser made regarding the K9 fundraiser, that it was great to see such generosity by the community. He also noted that next week they hope to finalize a draft MOV for a second School Resource Officer that the School District has asked for.

Notices/Correspondence

- Next Regular Meeting – November 12, 2024, at 6:00 p.m.

Fiscal Officer Comments

- Payments for the period of September 25th through October 8th total \$615,215.73. This includes payments to Smith Paving, Contractors Design Engineering, and Fire Department Retention Bonuses.

Trustees’ Discussion

No additional business discussed at this time.

Public Forum

Mitch Lumen asked about natural gas aggregation. Chairman Coleman noted that this is a County, not Township program. Kathryn Carter stated that she will donate candy for “Trunk-‘N-Treat”

Adjournment

There being no further business to come before the Board at this time, Mr. Lang moved to adjourn the meeting at 6:55 p.m. Mr. Coleman seconded. Roll Call: Mr. Ommert, aye; Mr. Lang, aye. Meeting adjourned.

Timothy Coleman, Chairman

Alexis Koch, Fiscal Officer