

Perkins Township Zoning Commission
Tuesday, October 15, 2024 @ 4:00 PM
Perkins Township Services Facility – Big Meeting Room
2610 Columbus Avenue, Sandusky, OH 44870

Zoning Commission:

Mrs. Cheryl Best-Wilke – Chair
Mr. Billy Criscione – Vice Chair
Mrs. Kula Hoty Lynch

Mr. Greg Schmid
Mr. John Lippus
Mr. Les Wilson - Alternate

Staff:

Charlene Watkins, Community Development Director
Adam Panas, Planner/Zoning Inspector
Jessica Gladwell, Administrative Assistant

Agenda

- I. Call to Order.
 - II. Pledge of Allegiance.
 - III. Roll Call.
 - IV. Approval of Meeting Minutes from Monday, September 9, 2024.
 - V. Chair’s Welcome and Explanation of Public Hearing & Meeting.
 - VI. Secretary - Request for Proposed Amendment.
Case #ZC2024-03 – To consider text amendments to the Zoning Resolution’s “Article 3 – Construction of Language & Definitions” and “Article 25 – Supplementary District Regulations” to prohibit Gambling Clubs in all zoning districts.
 - VII. Staff Report - Planning & Zoning Department.
 - VIII. Chair Opens Public Hearing for Case #ZC2024-03.
 - a. Audience remarks.
 - IX. Commission Motion & Second to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - X. Discussion from Commission.
 - XI. Commission Motion & Second to Recommend Approval, Disapproval, Modification, or Tabling of the Zoning Commission Case – Roll Call Vote.

 - XII. Secretary - Request for Proposed Amendment.
Case #ZC2024-09 – To consider text amendments to the Zoning Resolution’s “Article 3 – Construction of Language & Definitions” and “Article 13 – Single-Family Serviced Residential (R-1) (R-1A) (R-1B),” “Section 6 – Accessory Structures,” Subsection 10 to exempt private swimming pools from counting toward the maximum of two (2) accessory structures.
 - XIII. Staff Report - Planning & Zoning Department.
 - XIV. Chair Opens Public Hearing for Case #ZC2024-09.
 - a. Audience remarks.
 - XV. Commission Motion & Second to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XVI. Discussion from Commission.
 - XVII. Commission Motion & Second to Recommend Approval, Disapproval, Modification, or Tabling of the Zoning Commission Case – Roll Call Vote.
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XVIII. Secretary - Request for Proposed Amendment.

Case #ZC2024-10 – To consider amendments to the Perkins Township Zoning Map for nineteen (19) parcels within the “Homeville” residential subdivision, which all have addresses ending with a “City/State/Zip” of “Sandusky, OH 44870”. The purpose of the proposed re-zonings is to ensure that the properties’ zoning district classification aligns with the Township Comprehensive Plan’s “Future Land Use Map”, which designates the properties for future “Medium Density Residential” use. This will also align many of the existing land uses with their correct zoning district classification. The Zoning Commission will consider rezoning the following parcels from the General Commercial District (“C-2”) to the Single-Family Serviced Residential District (“R-1B”): 209 Dewitt Ave. (PPN 32-03791.000), 213 Dewitt Ave. (PPN 32-01058.000). The Commission will also consider rezoning the following parcels from the Local Commercial District (“C-1”) to the “R-1B” District: 501 Dewitt Ave. (PPN 32-03811.000), Lot 33 Dewitt Ave. (PPN 32-00650.000), 505 Dewitt Ave. (PPN 32-03656.000), Lot 10 Dewitt Ave. (PPN 32-000403.000), 509 Dewitt Ave. (PPN 32-01177.000), Lot 8 Dewitt Ave. (PPN 32-01176.000), 515 Dewitt Ave. (PPN 32-01184.000), Lot 7 Dewitt Ave. (PPN 32-03548.000), Lot 6 Dewitt Ave. (PPN 32-02366.000), 605 Dewitt Ave. (PPN 32-01183.000), 607 Dewitt Ave. (PPN 32-04009.000), 609 Dewitt Ave. (PPN 32-04010.000), 3616 Grant Ave. (PPN 32-03810.000); 3615 Paxton Ave. (PPN 32-01720.000), 3617 Paxton Ave. (PPN 32-01719.000), Lot 2 Dill Ave. (PPN 32-62735.000), and 3615 Dill Ave. (PPN 32-02734.000).

XIX. Staff Report - Planning & Zoning Department.

XX. Chair Opens Public Hearing for Case #ZC2024-10.

a. Audience remarks.

XXI. Commission Motion & Second to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.

XXII. Discussion from Commission.

XXIII. Commission Motion & Second to Recommend Approval, Disapproval, Modification, or Tabling of the Zoning Commission Case – Roll Call Vote.

XXIV. Secretary Reads a Summary of the Topics to be Discussed During the Public Working Session.

The Perkins Township Zoning Commission will conduct a public working session to discuss its preferred approach for the drafting of future text amendments Resolution related to signage.

XXV. Staff Report - Planning & Zoning Department.

XXVI. Discussion from Commission.

XXVII. Old Business:

a. None.

XXVIII. New / Other Business:

a. Staff will soon begin research for text amendments to the enforcement section of the Zoning Resolution, as well as the regulation of “pollinator plots”.

XXIX. Commission Motion & Second to Adjourn the Public Meeting – Roll Call Vote.