

Perkins Township Zoning Commission

Monday, June 10, 2024 @ 4:00 PM

Perkins Township Services Facility – Large Conference Room

2610 Columbus Avenue, Perkins Township, 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:

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, March 11, 2024.
 - V. Approval of Meeting Minutes from Monday, May 13, 2024.
 - VI. Chairperson’s Welcome and Explanation of Public Hearing & Meeting.
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- VII. Secretary Reads the Request on the Proposed Amendment.
 - a. **Case #ZC2024-04** - an application was submitted by Kurtiss Hirt of Blue Heron Villas on behalf of Stopper Professional Park LLC for a property located at 3814 Hayes Avenue, Sandusky, OH 44870 (PPN 32-01712.000). The application is for a zoning amendment to rezone the above-mentioned property from “P-B-O” (Professional & Business Office District) to “PUD” (Planned Unit Development).
 - VIII. Staff Reviews the Planning & Zoning Department’s Staff Report.
 - IX. Chairperson Opens the Public Hearing.
 - X. Audience Remarks.
 - a. “For” Request?
 - b. “Opposed” to Request?
 - c. Other Comments?
 - XI. Commission Motion & Second to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XII. Discussion from Commission.
 - XIII. Commission Motion & Second to Recommend Approval / Disapproval / Table Application – Roll Call Vote.
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- XIV. Secretary Reads the Request on the Proposed Amendment.

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- a. **Case #ZC2024-06** – Rezoning of property located at 1301 Melody Ln, Sandusky, OH 44870 (PPN #32-02004.000), 1306 Melody Ln, Sandusky, OH 44870 (PPN 32-03426.000), and Lot 31, Melody Ln, Sandusky, OH 44870 (PPN #32-04435.000) from “C-2” (General Commercial District) to “R-1A” (Single-Family Serviced Residential), respectively.

 - XV. Staff Reviews the Planning & Zoning Department’s Staff Report.
 - XVI. Chairperson Opens the Public Hearing.
 - XVII. Audience Remarks.
 - a. “For” Request?
 - b. “Opposed” to Request?
 - c. Other Comments?
 - XVIII. Commission Motion & Second to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XIX. Discussion from Commission.
 - XX. Commission Motion & Second to Recommend Approval / Disapproval / Table Application – Roll Call Vote.

 - XXI. Secretary Reads the Request on the Proposed Amendment.
 - a. The Perkins Township Zoning Commission will conduct a public working session to consider amendments to the text of the Perkins Township Zoning Resolution for smoke and vape shop regulations.
 - XXII. Staff Reviews the Planning & Zoning Department’s Staff Report.
 - XXIII. Chairperson Opens the Public Hearing.
 - XXIV. Audience Remarks.
 - a. “For” Request?
 - b. “Opposed” to Request?
 - c. Other Comments?
 - XXV. Commission Motion & Second to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XXVI. Discussion from Commission.
 - XXVII. Commission Motion & Second to Recommend Approval / Disapproval / Table Application – Roll Call Vote.
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XXVIII. Old Business:

- a. Case #: ZC2024-05 – Text Amendments to Article 25.6.4 will be heard at the Board of Trustees meeting tomorrow, Tuesday, June 11, 2024. This is the amendment proposed, post-edits:
 - i. “4) All vehicles located on parcels with a lot area of one acre or less in Residential Zoned Districts, must be parked on an improved surface including but not limited to crushed stone, gravel or similar material, asphalt, concrete, brick, paving blocks, interlocking permeable paver grid systems, etc., such that the weight of the vehicle(s) stored is supported.”

XXIX. New / Other Business:

- XXX. Commission Motion & Second to adjourn the public meeting – Voice Vote.