

MEETING MINUTES
PERKINS TOWNSHIP ZONING COMMISSION
TUESDAY, OCTOBER 15, 2024 @ 4:00 PM
PERKINS TOWNSHIP SERVICES FACILITY – BIG MEETING ROOM
2610 COLUMBUS AVENUE, SANDUSKY, OH 44870

Board Members Present: Mrs. Cheryl Best-Wilke, Chair
Mr. Billy Criscione, Vice-Chair
Mr. Greg Schmid

Board Members Absent & Excused: Mrs. Kula Hoty Lynch
Mr. John Lippus
Mr. Les Wilson, Alternate

Staff in Attendance: Ms. Charlene Watkins, Director of Community
Development
Mr. Adam Panas, Planner/Zoning Inspector
Mrs. Jessica Gladwell, Administrative Assistant

I. Call to Order.

At 4:00 p.m., Mrs. Cheryl Best-Wilke called the meeting to order.

II. Pledge of Allegiance.

Mrs. Best-Wilke led everyone in the Pledge of Allegiance.

III. Roll Call.

Mrs. Best-Wilke asked Mrs. Jessica Gladwell for a call of the roll.

Roll Call: Mrs. Best-Wilke, here; Mr. Billy Criscione, here; Mr. Greg Schmid, here.

Mrs. Best-Wilke advised members of the audience that they must first sign in if they plan on speaking tonight. Then, they will be asked to state their name and address prior to speaking.

IV. Approval of Meeting Minutes from Monday, September 9, 2024.

Mrs. Best-Wilke entertained a motion to approve the meeting minutes from the Zoning Commission's previous meeting on Monday, September 9, 2024.

Mr. Criscione motioned to approve the previous meeting minutes. Mr. Schmid seconded the motion.

Roll Call – All ayes, motion carried.

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V. Chair's Welcome and Explanation of Public Hearing & Meeting.

Mrs. Best-Wilke welcomed everyone to the meeting. She stated that the purpose of these meetings is for the Perkins Township Zoning Commission to consider and make a recommendation of approval, denial, or modification of a resolution to amend the text or the Zoning Map of the Perkins Township Zoning Resolution. Mrs. Best-Wilke stated that the Zoning Commission's authority to do so comes directly from the Zoning Resolution, as does its responsibility to conduct this public hearing. She stated that, the request for amendment will first be read into the record. Then, she stated that the Zoning Commission will open a public hearing during which it will hear comments, questions, and any concerns from members of the audience. Then, she stated that the public hearing will be closed, and the public meeting will opened. During the public meeting, Commission members will discuss the proposed resolution for amendment and vote to recommend approval, denial, modification, or tabling. Then, this recommendation will be forwarded to the Board of Trustees who will consider the request at a future meeting, subject to legal review.

VI. Secretary - Request for Proposed Amendment.

Mrs. Best-Wilke requested that Mrs. Gladwell read the proposed Zoning Map amendments into the record.

Mrs. Gladwell read the 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-

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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).

VII. Staff Report - Planning & Zoning Department.

Mr. Panas summarized information provided within the staff report, which was provided to Zoning Commission members ahead of the meeting.

His presentation is summarized as follows.

Utilizing a PowerPoint slide show and maps contained within as a visual aid, Mr. Panas summarized the information in the table below.

ID	LOCATION ADDRESS & PARCEL NUMBER	PROPERTY OWNER	EXISTING LAND USE	CURRENT ZONING DISTRICT	PROPOSED ZONING DISTRICT	FUTURE LAND USE DESIGNATION
A	209 Dewitt Avenue Sandusky, OH 44870 PPN 32-03791.000	Larry & Leona Eckert, Trustees	Single-Family Residence (SFR)	General Commercial District ("C-2")	Single-Family Served Residential District ("R-1B")	Medium-Density Residential (MDR)
B	213 Dewitt Avenue Sandusky, OH 44870 PPN 32-01058.000	Thomas Eppse	Vacant SFR / Junkyard	C-2	R-1B	MDR
C	3616 Grant Avenue Sandusky, OH 44870 PPN 32-03810.000	Bernard Steible, Jr. & Emily Crawford	SFR	C-1	R-1B	MDR
D	501 Dewitt Avenue Sandusky, OH 44870 PPN 32-03811.000	Talltown Investments LLC	SFR	Local Commercial District ("C-1")	R-1B	MDR
E	Lot 33 Dewitt Avenue Sandusky, OH 44870 PPN 32-00650.000	Gregory & Betty Cook	Storage Barn	C-1	R-1B	MDR
F	505 Dewitt Avenue Sandusky, OH 44870 PPN 32-03656.000	Gregory & Betty Cook	Storage Barn	C-1	R-1B	MDR
G	Lot 10 Dewitt Avenue Sandusky, OH 44870 PPN 32-00403.000	Bryan Mayhorne & Page Warner	SFR	C-1	R-1B	MDR
H	509 Dewitt Avenue Sandusky, OH 44870 PPN 32-01177.000	Bryan Mayhorne & Page Warner	SFR	C-1	R-1B	MDR
I	Lot 8 Dewitt Avenue Sandusky, OH 44870 PPN 32-00406.000	Bryan Mayhorne & Page Warner	SFR	C-1	R-1B	MDR
J	515 Dewitt Avenue Sandusky, OH 44870 PPN 32-01184.000	Bryan Mayhorne & Page Warner	SFR	C-1	R-1B	MDR

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K	3615 Paxton Avenue Sandusky, OH 44870 PPN 32-01720.000	Samuel Irby, Jr. & Bennie Irby	SFR	C-1	R-1B	MDR
L	3617 Paxton Avenue Sandusky, OH 44870 PPN 32-01719.000	Samuel Irby, Jr. & Bennie Irby	SFR	C-1	R-1B	MDR
M	Lot 7 Dewitt Avenue Sandusky, OH 44870 PPN 32-03545.000	Patrick Fox	Contractor's Yard	C-1	R-1B	MDR
N	Lot 6 Dewitt Avenue Sandusky, OH 44870 PPN 32-02366.000	Matthew Frank, Co- Trustee, ETAL	Outlaw's Motorcycle Clubhouse	C-1	R-1B	MDR
O	605 Dewitt Avenue Sandusky, OH 44870 PPN 32-01183.000	Matthew Frank, Co- Trustee, ETAL	Outlaw's Motorcycle Clubhouse	C-1	R-1B	MDR
P	607 Dewitt Avenue Sandusky, OH 44870 PPN 32-04009.000	Matthew Frank, Co- Trustee, ETAL	Outlaw's Motorcycle Clubhouse	C-1	R-1B	MDR
Q	609 Dewitt Avenue Sandusky, OH 44870 PPN 32-04010.000	Matthew Frank, Steven Shiplett & Jason Stierhoff, Co- Trustees	Outlaw's Motorcycle Clubhouse	C-1	R-1B	MDR
R	611 Dewitt Avenue Sandusky, OH 44870 PPN 32-62735.000	Janice Jones	SFR (Partial)	C-1	R-1B	MDR
S	3615 Dill Avenue Sandusky, OH 44870 PPN 32-02734.000	Janice Jones	SFR (Partial)	C-1	R-1B	MDR

Mrs. Best-Wilke confirmed with Mr. Panas what the purpose of these amendments was. Mr. Panas stated it was strictly clerical, and that it was important to align these parcels' zoning district classifications with their future land use designations, per the 2020 Comprehensive Plan.

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

Mrs. Best-Wilke opened the public hearing for Case #ZC2024-08 and stated, "This is the time for anyone in the audience to ask questions, make comments or raise concerns."

a. Audience remarks.

The following audience members spoke, and their comments, questions, and concerns are summarized as follows:

- Betty and Greg Cook, of 2122 Chickasaw Trail, Sandusky, OH 44870:
Mr. and Mrs. Cook stated that they opposed the proposed zoning change because they currently own and operate a handyman repair business on properties E and F. They stated that they were frightened when they received the letter, and that they will take legal action against the Township if it

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proceeds with the rezoning. They stated that they believed that rezoning a property meant that the owner would have to remove all structures from the property that did not fit within the allowable land uses of the new district.

Staff explained to the Cook's that the removal of structures is not required and that they apologize for frightening them. Mr. Panas stated that they were not aware of the existence of this business. He stated that, if it was lawful in existence prior to the zoning map amendment, that he has the authority to issue a "Certificate of Legal Nonconformance". The Cook's replied that it was approved via review of plans submitted by Architect, John Feick. Mr. Panas acknowledged and stated that he would be happy to take a look at those documents with them to verify that they would be eligible for the certificate.

The Cook's also alleged that the rezoning would lower their resale value. Mr. Panas asked if they believed that because it was told to them by a realtor or banker. The Cook's stated that they had not talked to either type of professional to arrive at that belief.

- Matthew Frank, 605-609 Dewitt Avenue, Sandusky, OH 44870:
Mr. Matthew Frank stated that he was opposed to the proposed rezoning because it would get in the way of his plans to expand the Outlaw's existing parking lot at 609 Dewitt Ave eastward, since it would also rezone the two adjacent properties – properties R and S – such that a parking lot would not be permitted, and he plans on purchasing those parcels when they become available.

Ms. Charlene Watkins stated that this was not necessarily the case. She stated that the Community Development Department would be willing to work with him to make that happen. She stated that, he would however need to own the properties in question and apply to rezone them back to commercial.

Mr. Frank acknowledged, stating that it seemed silly to not 'take care of that' here. Ms. Watkins acknowledged the extra hoop that it presents, and Mr. Panas confirmed the accuracy of this. Mr. Panas stated that there is no precedent for the Zoning Commission to recommend rezoning a property for someone who does not own it. After some contest, Mr. Frank acknowledged this point and the audience's conversation continued.

- Kelly Harris, 409 Dewitt Avenue, Sandusky, OH 44870:
Ms. Kelly Harris gave everyone a brief summary of the history of the neighborhood, specifically regarding its connection to the Ohio Veteran's

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Home property on the other side of the road. She stated that the former character of the area was mixed use, and that the lots are so small because they were originally meant to be for outside storage of veterans' belongings.

Ms. Watkins thanked Ms. Harris for this summary and stated that it lines up with the research she did as well. She stated that the reason we are here today is because, over time, the actual use of many of these properties no longer lines up with their zoning district.

- Patrick Fox, 301 Woodlawn Avenue, Sandusky, OH 44870:
Mr. Patrick Fox stated that he does not see the point of the proposed rezonings and that he wants to maintain the commercial zoning for all properties in question. He also stated that property M, where he stores dirt, is crucial to his personal business. He lastly stated that he does not share the Comprehensive Plan's vision of future housing in Homeville.

At the end of this portion, Mr. Panas stated that he would provide another notice, as a courtesy since it is not required, to the property owners prior to this being heard by the Trustees. The audience thanked Mr. Panas.

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

Mrs. Best-Wilke entertained a motion to close the public hearing and open the public meeting.

Mr. Schmid motioned to close the public hearing and open the public meeting. Mr. Criscione seconded the motion.

Roll Call – All ayes, motion carried.

X. Discussion from Commission.

Mrs. Best-Wilke asked if there was any discussion to be had regarding the proposed zoning map amendments.

Mr. Schmid suggested that we simply match the Cook's and the Outlaw's properties' zoning districts to their existing land uses, and keep the rest as originally proposed. Staff and the Commission agreed.

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

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With no further discussion, Mrs. Best-Wilke entertained a motion to recommend approval, disapproval, modification, or tabling of the proposed amendments to the Zoning Map.

Mr. Schmid motioned to recommend modification of the proposed resolution for amendment, as read into the record by Mrs. Gladwell, by instead recommending the following:

1. That the following properties, as indicated in the table beginning on page 1 of the staff report, be rezoned from "General Commercial District (C-2)" to "Single-Family Serviced Residential (R-1B)": A, B; and,
2. That the following properties be rezoned from "Local Commercial District (C-1)" to "Single-Family Serviced Residential (R-1B)": C, D, G, H, I, J, K, L, M, R, S; and,
3. That the following properties be rezoned from "Local Commercial District (C-1)" to "General Commercial District (C-2)": E, F, N, O, P, Q.

Mr. Criscione seconded the motion.

Roll Call – All ayes, motion carried.

Mr. Panas stated that he would forward the modified proposal to the Law Director for review prior to forwarding the recommendation to the Board of Trustees.

XII. Secretary - Request for Proposed Amendment.

Mr. Panas read the 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.

Mr. Panas summarized the discussion held by the Zoning Commission during their previous meeting on September 9, 2024. He stated that the following represents staff's recommended text amendments:

" ARTICLE 13 - SINGLE-FAMILY SERVICED RESIDENTIAL (R-1) (R-1A) (R-1B)

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13.6 Accessory Structures

- 10) In residential districts no more than two (2) accessory buildings can be erected on a lot. One of which can have an area equal to or less than the main floor of the primary residence. The second cannot exceed 196 square feet in area. Accessory structures must be subordinate to the principal use. **For the purposes of this section, private swimming pools are exempt from being counted toward the limit of two (2) accessory buildings but are subject to all other applicable regulations of this section.**

XIV. Chair Opens Public Hearing for Case #ZC2024-09.

Mrs. Best-Wilke opened the public hearing for Case #ZC2024-09.

a. Audience remarks.

There were no members of the audience present at this public hearing.

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

With no members of the public present to provide comments, Mrs. Best-Wilke entertained a motion to close the public hearing and open the public meeting.

Mr. Criscione motioned to close the public hearing and open the public meeting. Mr. Schmid seconded the motion.

Roll Call – All Ayes, motion carried.

XVI. Discussion from Commission.

Mrs. Best-Wilke asked if there was any discussion to be had regarding the proposed text amendments.

Mr. Criscione asked Mr. Panas if he was still considering working on amendments to clarify what the Township considers as an accessory structure and is thus subject to its district's regulations of the same. Mr. Panas confirmed.

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

With no further discussion, Mrs. Best-Wilke entertained a motion to recommend approval, disapproval, modification, or tabling of the proposed amendment.

Mr. Schmid motioned to recommend approval of the proposed text amendments, pending the results of legal review. Mr. Criscione seconded the motion.

Roll Call – All Ayes, motion carried.

XVIII. Secretary - Request for Proposed Amendment.

Mrs. Gladwell read the 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.”

XIX. Staff Report - Planning & Zoning Department.

Mr. Panas summarized the contents of his staff report. First, he stated that, during their meeting on 4/23/2024, the Perkins Township Board of Trustees passed Resolution 2024-056 to establish a moratorium “on the establishment of Poker Clubs within Perkins Township until a determination can be made as to the legality of such businesses within the State of Ohio and the effect of such businesses upon the surrounding businesses and community”. He noted that these amendments were sent to the Law Director for review, but that a reply has not yet been received. As such, the Zoning Commission’s recommendation will be “pending legal review”.

Second, Mr. Panas reviewed the following existing laws regarding gambling and clubs:

“Ohio Revised Code

‘The Ohio Revised Code, Section 2915.01(D) – Gambling definitions’ states that a ‘Game of chance’ means poker, craps, roulette, or other game in which a player gives anything of value in the hope of gain, the outcome of which is determined largely by chance, but does not include bingo.’

‘Section 2915.01(E)’ of the Revised Code states that a ‘Game of chance conducted for profit’ means any game of chance designed to produce income for the person who conducts or operates the game of chance, but does not include bingo.’ Poker clubs where a membership fee is collected to participate in poker games, but that do not take a ‘rake’ from the collective pot fall under this definition.

Perkins Township Zoning Resolution

‘Article 3 – Construction of Language & Definitions,’ ‘Section 52 – Club’ of the Perkins Township Zoning Resolution defines a “club” as “a building or portion thereof or premises owned or operation by a person for a social, literary, political, educational or recreational purpose primarily for the exclusive use of members and their guest. Currently, clubs are permitted as a principal permitted use under ‘Article 17 – General Commercial District (C-2),’ ‘Section 2 – Principal Permitted Uses’.

Interpretation

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A 'poker club' falls under the Ohio Revised Code's definition of a 'game of chance conducted for profit' and the Perkins Township Zoning Resolution's definition of a 'club'. In other words, the Revised Code's definition of a 'game of chance conducted for profit' effectively prohibits a *type* of club, which is a principally permitted land use per the Zoning Resolution.

According to 'Article 1 – General Provisions,' 'Section 1 – Interpretation' of the Zoning Resolution, 'Whenever the requirements of this Resolution conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standards, shall govern.'

However, since there is no agency at the state level enforcing this rule, it is appropriate for the Township to propose and adopt clarifying regulations that are enforceable under 'Article 5 – Enforcement' of the Zoning Resolution.'

Utilizing the PowerPoint as a visual aid, Mr. Panas stated that the following are text amendments that staff recommends to the Commission to address this regulatory gap.

AMEND "ARTICLE 3 – CONSTRUCTION OF LANGUAGE & DEFINITIONS" BY ADDING NEW SECTIONS 3.88, 3.89, 3.90, AND 3.91 AND RENUMBERING SUBSEQUENT SECTIONS OF THAT ARTICLE 3.

ARTICLE 3 – CONSTRUCTION OF LANGUAGE & DEFINITIONS

3.88 GAME OF CHANCE

A game of chance means poker, craps, roulette, or other game in which a player gives anything of value in the hope of gain, the outcome of which is determined largely by chance, but does not include bingo.

Amended _____ Resolution #2024-___

3.89 GAME OF CHANCE CONDUCTED FOR PROFIT

Game of chance conducted for profit means any game of chance designed to produce income for the person who conducts or operates the game of chance, but does not include bingo.

Amended _____ Resolution #2024-___

3.90 GAMBLING CLUB

A gambling club is a land use that includes, facilitates, coordinates, or manages the occurrence of any game of chance conducted for profit.

Amended _____ Resolution #2024-___

3.91 GAMBLING DEVICE

Gambling device means any of the following:

- (1) A book, totalizer, or other equipment for recording bets;
- (2) A ticket, token, or other device representing a chance, share, or interest in a scheme of chance or evidencing a bet;

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- (3) A deck of cards, dice, gaming table, roulette wheel, slot machine, or other apparatus designed for use in connection with a game of chance;
 - (4) Any equipment, device, apparatus, or paraphernalia specially designed for gambling purposes;
 - (5) Bingo supplies sold or otherwise provided, or used, in violation of this chapter.
- Amended _____ Resolution #2024-____**

**AMEND "ARTICLE 25 – SUPPLEMENTARY DISTRICT REGULATIONS" BY ADDING A
NEW SUBSECTION PROHIBITING "GAMES OF CHANCE CONDUCTED FOR PROFIT"**

**ARTICLE 25 - SUPPLEMENTARY DISTRICT REGULATIONS
25.22 GAMBLING CLUBS PROHIBITED**

As defined in this Resolution, gambling clubs are prohibited from locating in any zoning district within Perkins Township.

Amended _____ Resolution #2024-____

Mr. Panas stated that the purpose of this section is to prohibit the establishment of future poker clubs or similar "games of chance conducted for profit" in the Township because the Ohio Revised Code is clear that this land use is prohibited.

XX. Chair Opens Public Hearing for Case #ZC2024-03.

Mrs. Best-Wilke opened the public hearing for Case #ZC2024-03.

a. Audience remarks.

There were no members of the audience present at this public hearing.

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

With no members of the public present to provide comments, Mrs. Best-Wilke entertained a motion to close the public hearing and open the public meeting.

Mr. Schmid motioned to close the public hearing and open the public meeting. Mr.

Criscione seconded the motion.

Roll Call – All Ayes, motion carried.

XXII. Discussion from Commission.

Mrs. Best-Wilke asked if there was any discussion to be had regarding the proposed text amendments.

Mr. Criscione advised Mr. Panas and Ms. Watkins that the amendments, as written, would also prohibit claw machines and certain other arcade games, which are

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considered “games of chance” by the Ohio Revised Code, are regulated and inspected by the State, and are present in multiple businesses throughout the Township. Mr. Panas assured him that this was not the intent and stated that he thought the Ohio Revised Code prohibited all games of chance conducted for profit and did not make any exceptions if profit was being made. Mr. Criscione stated that they do permit several, and that they regulate them via permits and inspections. Mr. Panas realized his oversight and stated that he would narrow the scope of the proposed text amendments to poker clubs only, plus that he would review the Ohio Revised Code sections again.

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

The Commission asked Mr. Panas if he was comfortable with them recommending modification or if he would prefer tabling the matter. He stated that he would prefer tabling the matter.

With no further discussion, Mrs. Best-Wilke entertained a motion to recommend approval, disapproval, modification, or tabling of the proposed amendments.

Mr. Criscione motioned to recommend tabling the proposed text amendments so that Mr. Panas could narrow its scope. Mr. Schmid seconded the motion.

Roll Call – All Ayes, motion carried.

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

Mrs. Gladwell read the request for proposed amendment.

“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.

Referring to the PowerPoint visual aid, Mr. Panas gave the Commission a brief update on his progress in drafting a re-organized Article 28 – Sign Regulations.

Mr. Panas stated that, further review of our existing sign regulations and comparing them to the regulations of other jurisdictions revealed that making our regulations “skimmable” or “scrollable” appears to be paramount. Mr. Panas stated that he has reached out to Brady Signs and Hart Advertising for candid feedback from the private sector on how to make our sign regulations easier to understand.

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Mr. Panas stated that staff has identified four jurisdictions which have sign regulation formats that will likely heavily influence our proposed reorganization.

Sylvania Township, Lucas County, OH

First, Mr. Panas stated that Sylvania Township's sign regulations have been very inspirational because of their efficient use of visual aids. He stated that these regulations appear to focus on providing guidance to developers for signs requiring permits. He stated that definitions are not provided in the general definitions section. Instead, they are provided directly within the sub/section containing their regulatory language, he stated. Mr. Panas noted that signs exempt from permitting requirements are briefly listed and defined. He then stated that, for the signs requiring permits, visual aids and definitions are provided together, and a matrix is placed below each picture containing that type of sign's development standards per zoning district. Mr. Panas noted that this feels very straightforward. He claimed that, overall, these sign regulations are perhaps the most streamlined out of the group.

The City of Westlake

Second, Mr. Panas stated that the City of Westlake's sign regulations very clearly define each type of sign that is regulated within city limits, grouping definitions into three categories, in "physical characteristics," "function," and "other sign related definitions". He noted that these regulations unfortunately do not utilize pictures, but do divide development standards into tables addressing maximum sign area, maximum height, and minimum required setbacks, respectively.

Concord Township, Lake County, OH

Third, Mr. Panas highlighted that Concord Township's sign regulations also do a good job of clearly defining all signage items, which are grouped between the two categories of "physical characteristics" and "function". Additionally, Mr. Panas showed that Their use of updated graphics and diagrams for the calculation of square footage, height, and building frontages is very useful, as well. He stated that these regulations began to confuse him when he was trying to quickly determine what type of sign is permitted in which zoning district. He noted that the definitions are not visually linked to the type of sign being regulated, and thus force the reader to stop skimming and start reading each subsection to find information. Mr. Panas stated that these regulations may be the most thorough that he has read.

Springfield Township, Lucas County, OH

Lastly, Mr. Panas briefly reviewed Springfield Township's sign regulations. He stated that these regulations appear to be a good example of consistent formatting for regulating signage through words only. He stated that, while thorough, these regulations

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appear to suffer from the same phenomenon that our regulations do, in that it provides the readers with giant walls of text to decipher. Mr. Panas finally highlighted a matrix, which he noted appears to be nearly all-encompassing in its scope. He stated this alone was admirable in its efficiency, but that he wasn't sure this was the exact model that he would like to propose.

XXVI. Discussion from Commission.

Mr. Schmid noted that he really appreciated the format of Sylvania Township's regulations but cautioned Mr. Panas against cutting out too much information. Mr. Panas acknowledged. Mr. Schmid stated that, in his professional life as an architect, the first piece of information he needs to know for a signage project is the maximum permitted square footage of signage on the property.

Mr. Schmid and Mr. Criscione applauded Mr. Panas' involvement of the private sector in this process, stating that they are the ones who interpret our regulations the most after the Zoning Inspector, so it's great that they were consulted.

XXVII. Old Business:

Mrs. Best-Wilke asked if there was any old business to be discussed. Mr. Panas stated that there was none.

XXVIII. New / Other Business:

Mrs. Best-Wilke asked if there was any new business to be discussed.

Mr. Panas reminded the Commission that staff will soon begin research for text amendments to clarify the procedure for enforcement of the Zoning Resolution, as well as regulating "pollinator plots".

Ms. Watkins provided the Commission with a brief history and summary of why this is being researched and what a pollinator plot is.

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

With there being no further business to discuss, Mrs. Best-Wilke entertained a motion to adjourn the meeting.

Mr. Criscione motioned to adjourn the meeting. Mr. Schmid seconded the motion.

Roll Call – All ayes, motion carried.

The meeting was adjourned at approximately 6:30 p.m.

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Respectfully Submitted,

x Adam Panas
Mr. Adam Panas, Clerk
Zoning Commission

x Cheryl Best-Wilke
Mrs. Cheryl Best-Wilke, Chair
Zoning Commission

Date of Signature:

10/18/2024

Date of Signature:

11/20/2024