

MEETING MINUTES
PERKINS TOWNSHIP ZONING COMMISSION
WEDNESDAY, NOVEMBER 20, 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
Mrs. Hoty- Lynch
Mr. Greg Schmid

Board Members Absent & Excused: Mr. Criscione
Mr. John Lippus
Mr. Les Wilson, Alternate

Staff in Attendance: 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; Mrs. Hoty-Lynch, 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 Tuesday, October 15, 2024.

Mrs. Best-Wilke entertained a motion to approve the meeting minutes from the Zoning Commission's previous meeting on Tuesday, October 15, 2024.

Mr. Greg Schmid motioned to approve the previous meeting minutes. Mrs. Hoty-Lynch seconded the motion.

Roll Call – All ayes, motion carried.

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

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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 open. 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 #ZC2024-11 – An application was submitted by Morgan Wadding for a property located at 3719 Columbus Avenue, Sandusky, OH 44870 (PPN's 32-00911.000 & 32-00912.000) for amendment to the Zoning Map, which would rezone this property from the "Planned Unit Development District (PUD)" to the "General Commercial District (C-2)".

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.

Mr. Panas stated that the two lots in total are about .46 acres. In 1997 the owners wanted to re-zone it to local commercial and it was denied for being undersized and 10 years later it re-zoned it to PUD. It hasn't been an issue because it has only been a restaurant land use. I recommended to the applicant that it would be a lot cleaner and easier for future transactions if they were to apply to re-zone the property. Which they are doing separately but concurrently applying to combined and a variance to the BZA

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for undersized property as well. If they were to ever want to sell it, it would make things a lot cleaner from land use to land use because changing land use the way we interpret it is a major amendment to the PUD which is a 3-month process. Would rather take some time now and prevent more in the future, to not sit vacant for long.

Future land use map is commercial use, which is in line with this request

Mrs. Best-Wilke asked if the fence was encroaching?

Mr. Panas stated that, that will be a civil matter. Staff recommended approval for this, so the zoning commission should review this request under the same merits and if you have any questions, he's happy to answer.

Mrs. Hoty-Lynch stated that her only question was about the undersized lot for C-2. When is that hearing?

Mr. Panas stated that the BZA meeting was supposed to be on Monday, and now it is next month and that will be fine because it's independent really of this process.

Mrs. Hoty-Lynch stated, not really though because we can't rezone it technically C-2 because it would be a non-informing use.

Mr. Panas stated that he did a lot of looking into it, and he doesn't think he can condition it. My thought process here was that since it had an area of land currently described as this. Let's say that it wasn't undersized in total, and we had a situation where an owner that has two properties adjacent and similar in shape could reapply to re-zone both properties as well. So, from that aspect, since both applications are concurrently and a lot of good faith and participation from the applicants and property owners.

Mrs. Best-Wilke asked why if the adjacent properties to the north and across the street and adjacent, why did they deny this one?

Mrs. Hoty-Lynch stated its because the size.

Mrs. Best-Wilke stated neither are the others.

Mr. Panas stated that he did some digging and read the minutes from that meeting from 1997. There was a lot of neighborhood push-back because they were vacant for decades and you know people and their opinions.

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Mrs. Hoty-Lynch stated that her only concern is that if we do the rezoning and it's a nonconforming parcel at this point. I don't know how you would do that.

Mr. Panas stated that ideally the BZA was first, so I planned

Mrs. Hoty-Lynch stated that we can't condition the re-zoning on that? We can't make a motion to approve with that condition.

Mr. Panas stated correctly, you can acknowledge it on the record in any fashion that is appropriate. But to my knowledge the Zoning Commission cannot, unless it's a rezoning to a PUD we can't grant conditions.

Mr. Schmid asked when the next meeting was.

Mr. Panas stated that December 16th. So, they are aware of it, it is going to be on the agenda that they are going to recommend a condition that the variance is only good if the rezoning is done successfully by the Trustees. That was the original thought.

Mrs. Hoty- Lynch stated that it made her feel better thought because technically by the time it gets to the Trustee's, it would have had to pass.

Mr. Panas stated and there is still a reprimanded period, which is 30 days.

Mrs. Hoty-Lynch stated that no community response at this point.

Mr. Panas stated that everyone was notified withing 200ft within the property lines.

Mrs. Best-Wilke stated that she thought with the business that is going in there would be less traffic than what is there now.

VIII. Chair Opens Public Hearing for Case #ZC2024-11.

Mrs. Best-Wilke opened the public hearing for Case #ZC2024-11 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:

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Morgan Wadding – I am the owner of MW Design Studio. Just a little about our business so you understand it a little bit more. There are two sides to our business, interior designers for new homes and remodels. Then we also have a store front downtown that currently has a retail aspect to it for home décor and clothing. So were open to the public but we also have a subset of clients that we help remodel their homes. We love downtown but we have outgrown our space, and we think this space would be perfect for us.

Mrs. Best- Wilke asked if they were going to use the same building.

Morgan stated that the exterior nothing will change, the interior will change. I have no use for the restaurant. The interior will be the only thing changing.

Mrs. Best-Wilke stated so half will be retail?

Morgan stated that the front half with the windows will be retail for good light, and the back half will be where the offices will be with our design center.

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. Mrs. Hoty-Lynch 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.

Mrs. Hoty-Lynch stated that she has no problems as long as we address it to the trustees.

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- XI. **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 amendments to the Zoning Map.

Mrs. Hoty-Lynch motioned to recommend modification of the proposed resolution for amendment.

Mr. Schmid 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. **Old Business:**

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

XIII. **New / Other Business:**

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

Mr. Panas stated that the moratorium topics will be coming your way finally. I was able to get a response from the Law director and because of that we are able to move forward. This week he is deep in a word document with the zoning resolution, there was only a PDF. It is almost 300 pages with line-by-line reformatting takes some time. We will be able to have that public casing document reflect all the text amendments since April 2020, that have been on the books and legal and legally effective, but for the sake of your convenience. This will make life a lot easier and improve that part of our operations. It was identified a while ago but hasn't been taken care of.

XIV. **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.


Mrs. Hoty-Lynch motioned to adjourn the meeting. Mr. Schmid seconded the motion.

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Roll Call – All ayes, motion carried.

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

Respectfully Submitted,

x 
Mr. Adam Panas, Clerk
Zoning Commission

x 
Mrs. Cheryl Best-Wilke, Chair
Zoning Commission

Date of Signature:

Date of Signature:

11/27/2024

12/9/2024

