



**PERKINS TOWNSHIP ZONING COMMISSION  
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Mrs. Hoty-Lynch asked that since Les is listed as an alternate, how many do we technically have on the board.

Mr. Panas stated that technically per ORC you can have 2 alternates.

Mrs. Gladwell stated that there are 5 Board members plus Les as an Alternate.

**V. Confirmation of 2025 Meeting Schedule.**

Everyone confirmed that they were okay with the 2025 Meeting Schedule.

**VI. Approval of Meeting Minutes from Wednesday, November 20, 2024.**

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

Mrs. Hoty-Lynch motioned to approve the previous meeting minutes with the correction on page 9. Mr. Schmid seconded the motion.

Roll Call – All ayes, motion carried.

**VII. 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 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.

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**VIII. 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.

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

**IX. 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.

Mr. Panas stated that this was something that was noticed recently by Fire Marshal Trainee, Captain Brent Bronner who is here with us today, and himself. Fireworks the definition was established in 1980. As you can see on this chart it has shifted to where it is allowed and not allowed, as well as how many conditions it has. The three conditions it has today were first implanted in 1985.

Edition	Definitions	Zoning District / Type of Use		
		C = Conditional Use	P = Principal Use	
		<u>C-2</u>	<u>I-1</u>	<u>I-2</u>
1980	Definition established	C (2 conditions)	P	P
1995	Same definition	C (3 conditions)	P	
1999	Same definition			C (3 conditions)
2003	Same definition			C (3 conditions)
2020	Same definition		C (3 conditions)	C (3 conditions)

**1980 Background:**

**Definition:**

32A. Fireworks; Fireworks shall mean and include any combustible or explosive composition, or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, the type of balloon which requires fire underneath to propel the same, firecrackers, torpedos, skyrockets, Roman candles, dago bombs, sparklers, or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include auto flares, paper caps containing not in excess of an average of twenty five hundredths (.25) of a grain of explosive content per cap, and toy pistols, toy canes, toy guns, or other devices for the use of such guns.

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**C-2 District – Conditionally Permitted Use.**

10. a. A distance, adequate in the opinion of the Perkins Township Board of Zoning Appeals, must be maintained between the premises handling fireworks and the adjoining property.
- b. A permit has been obtained from the appropriate Perkins Township Fire Department official as described in F 2800.2 of the Perkins Township Fire Code.

**I-1 District – Principal Permitted Use**

Section 14.02 PRINCIPAL PERMITTED USES  
All uses permitted in the C-1 and C-2 District, except residential units are prohibited.

**1995 Background:**

**Definition:**

- 3.70 **Fireworks:** Fireworks shall mean and include any combustible or explosive composition, or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, the type of balloon which requires fire underneath to propel the same, firecrackers, torpedoes, skyrockets, roman candles, dago

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bombs, sparklers, or other devices or like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include auto flares, paper caps containing not in excess of an average of twenty-five hundredths (.25) of a grain of explosive content per cap, and toy pistols, toy canes, toy guns, or other devices for the use of such caps.

**C-2 District – Conditionally Permitted Use**

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9. Fireworks, subject to Article 9.

**Article 9- Conditionally Permitted Uses**

**9.19 Firework Sales**

Any business handling fireworks must meet the following provisions:

- a. Any use permitted herein shall be developed only on sites of at least forty (40) acres in area.
- b. No building or other use of land, except landscaped passive areas shall be situated within one hundred (100) feet of any private residence not included as part of this site.
- c. A permit has been obtained from the appropriate Perkins Township Fire Department official as described in P2800.2 of the Perkins Township Fire Code.

**I-1 District – Principal Permitted Use**

21. All uses permitted in the C-2 District, except residential units are prohibited.

Mr. Panas stated -Since 2022 unless prohibited by local law, Ohioans have been able to legally discharge what are known as 1.4g consumer fireworks on certain days as long it complies with the Ohio discharge rules. Under previous laws individuals could purchase the same kind of fireworks but had to transport them out of state within 24 hours. We are thinking of the usual approach of looking at the definitions and then looking at the regulations, which would be two and three. We think we should re-evaluate the permitted districts and the conditions.

Mr. Brent Bronner stated that with fireworks there are three basic ways to buy them. There is trick a novelty which is the snakes, sparklers, smokes stuff you see at Drug mart. Next there are fountain devices, they are aerial in nature, it sparks but doesn't report, those were considered illegal until a few years ago. You went to a fireworks store and signed a paper that you were going to take them out of state within 48 hours. Now also there are wholesale fireworks which would be the ones that are sold at the fireworks store which are also aerial in nature and reports which mean they make a noise, or a firecracker, those make noise. So, in 2023, when they came up with new laws, they said fountain device would be allowed to be sold in big box stores, Drug Mart, Kroger, Wal-Mart, Meijer, and so on. Where you see the signs that say fireworks no smoking, and are sold within certain periods which kind of opened all of this up. The state fire marshal is taking a proactive approach, there is someone that is designated to our part of the state, Kenny Berlin. He went from the Hotel side to the fireworks and marijuana side. With that we started looking at the sales of it, I asked Adam about the zoning and looked at what the state is allowing, the Township didn't back out of it, so

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what they are allowing and what zoning is, really fights each other. My opinion about the zoning code, look at the definition of a cap gun, alright sold everywhere, right? Should it be, does it meet zoning? I don't think so. Adam and I discussed and think there needs to be some changes there. Above the fire department, state fire Marshal and ATF regulate this. It is all derived from the Ohio Fire Code. I did some research today, we have 9 permits out in the Township, one being Big Lots (which is closed), so 8 current permits for the Township. Then the Sandusky Fireworks Store, they have their own permit, they don't fall under fountain devices, they fall under fireworks and wholesalers.

Mrs. Hoty-Lynch stated that so basically, we have people who have permits through the state of Ohio. So, it's kind of like Marijuana where it doesn't matter, they can limit them. Is there a quota like the state liquor licenses?

Mr. Bronner stated that the State Fire Code governs it. We don't have a Perkins Township Fire Code per say, we adopt the State Fire Code every year. At the end of the day, it was just very muddy, the zoning and what the state was allowing verse what was being sold.

Mrs. Hoty-Lynch stated that she doubted that people didn't have any idea they were violating the zoning code. But I know because I've had calls where companies have looked about coming here, but with 40 acres, it makes it kind of hard.

Mr. Bronner asked if Phantom Fireworks was one.

Mrs. Hoty-Lynch stated yes.

Mr. Bronner stated that this is kind of how this started about asking if certain areas were available in the Township.

Mr. Panas stated that this is where he went, which is where he always goes for any land use. It wouldn't be good practice or precedence to go through with and ask the BZA to waive the requirement. We were lucky enough to be in the position to have a little time to think about how we want to proceed with it.

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**1999 Background**

**Definition**

**3.71 Fireworks**

Fireworks shall mean and include any combustible or explosive composition, or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, the type of balloon which requires fire underneath to propel the same, firecrackers, torpedoes, skyrockets, roman candles, dago bombs, sparklers, or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include auto flares, paper caps containing not in excess of an average of twenty-five hundredths (.25) of a grain of explosive content per cap, and toy pistols, toy canes, toy guns, or other devices for the use of such caps.

**I-2 District – Conditionally Permitted Use**

**3) Fireworks Sales**

Any business handling fireworks must meet the following provisions:

- a) Any use permitted herein shall be developed only on sites of at least forty (40) acres in area.
- b) No building or other use of land, except landscaped passive areas shall be situated within one hundred (100) feet of any private residence not included as part of this site.
- c) A permit has been obtained from the appropriate Perkins Township Fire Department official as described in P2800.2 of the Perkins Township Fire Code.

## 2003 Background

Definition:

### 3.71 Fireworks

Fireworks shall mean and include any combustible or explosive composition, or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, the type of balloon which requires fire underneath to propel the same, firecrackers, torpedoes, skyrockets, roman candles, dago bombs, sparklers, or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include auto flares, paper caps containing not in excess of an average of twenty-five hundredths (.25) of a grain of explosive content per cap, and toy pistols, toy canes, toy guns, or other devices for the use of such caps.

I-2 District – Conditionally Permitted Use

### 3) Fireworks sales

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**2020 Background**

Definition

**3.71 Fireworks**

Fireworks shall mean and include any combustible or explosive composition, or any substance or combination of substances or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, the type of balloon which requires fire underneath to propel the

same, firecrackers, torpedoes, skyrockets, roman candles, dago bombs, sparklers, or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term “fireworks” shall not include auto flares, paper caps containing not in excess of an average of twenty-five hundredths (.25) of a grain of explosive content per cap, and toy pistols, toy canes, toy guns, or other devices for the use of such caps.

**I-2 District – Conditionally Permitted Use**

2) Fireworks Sales

Any business handling fireworks must meet the following provisions:

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**I-1 District – Conditionally Permitted Use**

Types of Uses P=Permitted Uses C=Conditional Uses	A	REC	RR	R-1	R-2	R-3	P-B- O	C-1	C-2	M-A	I-1	I-2
Fireworks Sales											C	C

Mr. Panas stated that on the bottom left appendix E- Fireworks Sales. I would encourage the commission to expand it to C-2 as well. I am not certain that we really need to have it as a conditional use. I don't know about 1995 or when the first regulations came out in the 1980s zoning resolution what the state procedures were. I

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know a little about the most recent ones, not that far back. I don't know if we are going to benefit any extra from requiring extra from potential applicants. The answer may be yes, we could still benefit but I wanted to bring it to you guys for direction in that regard. The way I think about this, read the retail business establishment which is a lot of what we see in the C-2 districts.

Mrs. Best-Wilke stated so the Permits are issued by the State and must be renewed every year?

Mr. Bronner stated that yes, the licenses are issued by the state and must be renewed every year by the end of November, and then in December next year the licenses take effect and go through there. We have had places on here where they get a license, Drug Mart is a good example, they get a license, they never sell anything beyond a snake, sparkler, smoke, nothing they need a license for, but just in case they decide to.

Mrs. Hoty- Lynch stated that so, like what about like all the storage containers that the fireworks store has. Is that permissible how they are storing all of those?

Mr. Bronner stated that once again the state fire code looks at that and those are okay through the ATF. They come in and look at those and make sure they meet code. They have to be 10ft off the fence, have to be a metal construction, the inside of them is wood and any metal screws have to be silicone over, and they all have to be individually grounded to the ground.

Mrs. Hoty-Lynch stated that I mean if we are thinking of changing this, I mean I think one of things with the 40 acres was thinking of safety or being by a residence, or even another business. The hotel knew when they were coming in, but in any place now, the fireworks store will be new. I think you really need to consider how the businesses or residents are going to feel if a fireworks store opens next to them. I know for insurance purposes they ask for that and as a property owner that can affect your insurance rates and you're not personally selling it.

Mrs. Best-Wilke stated that I mean how bad would it be if that place caught fire?

Mr. Panas stated that I think Mr. Bronner can kind of answer that.

Mr. Bronner stated that he can state that inside there, can I say it would not be dangerous? No, I can't. There are sprinklers in place, it must meet the demand of products there, there are E Vac fans placed to help with anything of that nature. There is only a certain number of products there. The racks have to be where water can get through. That store you go in and handle the product and walk out. Their store in

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Medina, from what I understand is, doesn't have a live show room you go in and look at a box that is empty and get a number and pull around and they give you your product outside.

Mr. Panas asked Brent what would happen if a fire were started in one of those storage containers?

Mr. Bronner stated that in theory, it shouldn't go anywhere because it's a metal container with a wooden interior.

Mr. Panas asked if he thinks that is one of the leading reasons why the state is okay with the containers instead of traditional warehousing.

Mr. Bronner stated yes, they refer to it as a magazine.

Mrs. Best-Wilke stated that wouldn't the wood inside burn.

Mrs. Gladwell stated that, but it wouldn't go anywhere after that because it's in a metal container.

Mrs. Hoty-Lynch stated that how would a fire start inside of there.

Mr. Bronner stated that it shouldn't, the safeguards are there. For any type of static electricity, and then there is grounding. It would have to be someone not thinking or intentional.

Mr. Panas asked Brent whether it would be fair to say that although the storage container might not have as much curb appeal, in some situations theoretically it could be safer than warehousing, regarding fire.

Mr. Bronner stated yes.

Mr. Panas stated that all of that is good to consider. You guys can have some discussion now, on what zoning districts you think would be appropriate. So that I can get a proper draft written and reviewed by legal and back in front of you guys. I don't think it's going to be too complicated.

Mrs. Hoty-Lynch asked if we knew how many acres the fireworks store is currently located on? Or are other communities like, do they have a standard? Or a minimum acreage requirement for a store like that?

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Mr. Panas stated he'd guess between one and two acres. I'm certain they're out there, I am not sure about fireworks specifically, I wanted to ask you guys your initial gut reaction before doing in depth research. I am happy to do research and present it to you all again if that is what your preference would be.

Mrs. Hoty-Lynch asked if there were statistics at all on all like accidents on these places?

Mr. Bronner said no and in the past, well since fireworks were legal the only two incidents that we have had in the Township would be a dumpster fire and we couldn't even say for sure if fireworks were what caused it, prior to the fire they had people shooting fireworks off illegally in a parking lot and discard trash in there and a fire a short time later. The second one was a minor incident on Bell Ave who was putting on a show for a wedding which was on a residential property across the street. Multiple violations there and one had tipped over and went into the woods. Those are the only two reportable instances we have had. Generally, when you turn on the news, aside from Hawaii on New Year's Eve generally that is overseas.

Mrs. Best-Wilke stated that you have our staff report, basically Adams wants them to comment on whether we want to put it in the same, is that what you're asking?

Mr. Panas stated yes, and if you want to change any of the conditions or if it should be conditional use at all, which is also an option.

Mrs. Blanca stated that maybe they could consider having two definitions. One that will fit the box store definition (fountain devices) and one that is for an actual firework.

Mrs. Hoty- Lynch asked if it would just be anyone who could get a license from the state of Ohio?

Mr. Bronner asked to sell fireworks? Yes, but to go with what you're saying in the fire code it is separated between wholesale and fountain devices. Separate rules in each one.

Mrs. Blanca stated that you could have two definitions and maybe regulate them separately.

Mrs. Hoty- Lynch stated usually they are trying to say to referring to the state of Ohio's definition on things, instead of making our own. So, we would say if it is defined by the state of Ohio by this it's this or if its defined by the state of Ohio for this follow this.

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Mr. Panas stated that he could agree to that because we have had success thus far for us. I don't think anything about the definition or regulations are in line with that. What you just got done saying Kula. Where adding a bunch of different things where the state seems to have it covered.

Mrs. Hoty-Lynch stated that it sounds like this hasn't been looked at since the state revamped all of that.

Mrs. Best-Wilke stated that would be we wouldn't need any of this or leave this as is.

Mr. Panas stated that it was up to them if they are asking his opinion, right now this is in addition to the states.

Mrs. Hoty-Lynch stated that what she thinks we have to do, do we want it to be a minimum of a 40-acre parcel, and does it have to be in I-1 or I-2.

Mrs. Best-Wilke stated if we left these restrictions in addition to the state, could anyone come back and sue the township over it?

Mr. Panas stated that he thinks the answer would be yes, he can't provide a theoretical situation, but that is kind of the main reason we want to fix this.

Mr. Schmid stated that it would be a pretty big organization that would want to open to compete against a big box store and one that advertises all over northern ohio. I don't think we should be too worried about opening this type of business.

Mrs. Best-Wilke stated that if someone is currently selling them and it is less than 40 acres, how can you put that restriction on here?

Mr. Panas stated that someone in 1995 is where that one first appeared. To me this is saying we don't want firework stores whatsoever, and I am not sure that is what we want. I do not know what the fireworks politics was in 1995 or before that to even guess how that happened.

Mrs. Best-Wilke asked if we eliminate the conditions, do we still need the definition?

Mr. Panas stated that it was a great question, you could eliminate all of this theoretically.

Mrs. Hoty-Lynch stated that the definition should be covered by the fire code.

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Mr. Panas stated that you could make the argument that having any definition at all without calling it out as a particular use is very redundant. If it is already regulated, I don't know however many products, like toothpaste, we don't define toothpaste in our zoning resolution, but it falls under the land use of retail business establishments if they want to sell it they can and we have nothing to do with it. Are fireworks in that place now? Can we get rid of all of this?

Mrs. Hoty-Lynch stated that she thinks it should be like listen, you have this license from the state of Ohio, you can go in this zoning under these conditions and if you have this license from the state of Ohio you can in this zoning under these conditions and just keep it like that. Then if you decide that if you are going to be a wholesaler you have to be a standalone building on 1.5 acres of greater and no closer than 100ft to the residential building.

Mr. Panas stated that if they are already in let's say to finish your point. They needed to be in industrial, there are already required setbacks for the district but there are other performance standards they need to adhere to.

Mrs. Hoty-Lynch stated but if you wanted to put in commercial zoning if they want to be on 250. I think it's hard to have one guy on 250 and not allow another.

Mr. Panas stated that he agreed but wouldn't just fall under the existing use of land use warehousing or wholesale distribution. I can totally understand and respect if this commission wants to scale down instead of remove. I have no problem with that, but I figured we'd outweigh all options. I will write down your point of two potential permit routes and talk to Brent more with potential wording.

Mrs. Hoty-Lynch stated that when she was in Target a time around New Years Eve. In the front with the signage it just struck me. It must've been the first time they sold it there.

Mr. Bronner stated that they have sold it over Memorial Day and the fourth of July. It's been the time that companies sold it, they came in and set up and it's the first time we've seen it during new year's.

Mrs. Hoty-Lynch stated that they had a sign on the front door.

Mr. Bronner stated yes, fireworks no smoking.

Mrs. Hoty-Lynch stated yes, or no smoking within 300ft or something like that.

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Mr. Bronner stated that they had to change them for that, that is the sign they're not supposed to have, the 300ft sign is supposed to go on the side of the product and they are limited by the number of products they're allowed to have, and the no smoking signs are supposed to go at the entry/exits.

Mrs. Best-Wilke asked, "what are everyone's thoughts?"

Mr. Wilson stated that he liked the idea of two permits, one allowed here, and one allowed there.

Mr. Schmid stated that we could leave the definition up to the states, they already do all their certifications and stuff.

Mr. Lippus stated that they are more knowledgeable about it than we are.

Mrs. Hoty-Lynch stated that we just must fit it and if we want to allow it in C-1 C-2.

Mr. Panas stated that he was not even sure if it needed to be conditionally permitted use but, if you want it, we can list as a separate a principal use. We also have the issue where there are a lot of non-compliant situations. Not non-conforming, non-compliant. If we were to keep it conditional use to sell fountain devices, do we think it is appropriate to then ask all the big box stores to file for a conditional use permit?

Mrs. Hoty-Lynch stated that it's not like the average gas stations are selling fireworks. Those are the places you wouldn't want to have that, so the state isn't going to give them a license, so what are we worried about trying to make it a conditional use.

Mr. Panas stated that is what he is getting at. How much control do we need to consider everything in current laws and enforcement, how much do we really need? What are we doing at a certain point.

Mr. Schmid stated that the state isn't going to limit it like the marijuana dispensaries.

Mr. Bronner stated that was correct, they lifted all of that.

Mrs. Best-Wilke asked if everyone wanted to keep all of it, modify it or get rid of all of it, those are your three options.

Mr. Wilson stated that the 40 acres is ridiculous.

Mrs. Hoty- Lynch stated that the only one that is currently doing wholesale would be the

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Sandusky fireworks store.

Mr. Wilson stated but that doesn't stop anyone else from wanting or doing it.

Mr. Panas stated that within light industrial right now, warehousing is allowed and wholesale distribution centers are already allowed as principal permitted uses, also I-2. With that being said, what setbacks are already required? So 60ft front yard, or as noted in 25.2 if light industrial it must be at least an acre in size, heavy industrial is 3 acres.

Mrs. Hoty-Lynch stated that no one is going, we have like a few spots in the township, all of Perkins is zoned industrial, just about. So, someone could go smack in the middle of Perkins Ave.

Mr. Panas stated that looking at the zoning, side yards of 30ft rear is 50ft. height restrictions that's heavy, light industrial is right around there as well, 20 side rear 50, and if its on route 250 and route 4 this section whereas noted make it at least 40ft, but the 60ft would take over.

Mrs. Hoty-Lynch stated that there isn't any industrial on those roads.

Mr. Panas stated that is why we are talking about the zoning districts too, if we just left it to what tools we already use, these measures are already thought of for new construction and to a certain extent, existing buildings.

Mrs. Best-Wilke stated that if we leave these, does it leave more work for the Fire Department?

Mr. Panas stated that he didn't think so, but it puts the Township to continue to be at a vulnerable position.

Mrs. Best-Wilke asked if the Township was better off eliminating these conditions.

Mr. Panas stated that he didn't know about all the conditions well, that's up to you guys, why you are here but that's the idea of why I brought it. I mean you don't want to cause undue problems. We don't have to figure this all out. So, I can prepare very simple option a, option b. Option a. would be two different definitions, keeping it conditional use. Option b would be one separate definition. Anything we do we're not going to copy and paste the fire code; it already exists we would just reference it. Separate applications for warehousing applications.

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Mrs. Hoty-Lynch stated that sometimes the states will attach the discharge laws to it, making it helpful.

Mr. Schmid asked if a permit is required by Perkins Township still, or if it is certified by the State of Ohio.

Mr. Panas asked Mr. Bronner if he would tell them about the Township's Fire Code.

Mr. Bronner stated yes, there is no such thing as a Perkins Township Fire Code, we just go off of the most current copy of the Ohio Fire Code- which right now is the 2017 Fire Code. At some point this year we will switch to the 2024 Ohio Fire Code once it is adopted. For us to write our own code it would have to be more stringent than the Ohio Fire Code and it would be a little crazy.

Mrs. Best-Wilke stated that if there isn't one that we can eliminate then.

Mr. Panas stated that they were looking at eliminating C, modifying A drastically, and the second option would be just deleting all of it. So, for option B then I would just create a very basic workflow, to explain to them if they are doing this, you follow these directions.

Mr. Lippus stated that if you're looking at sales, do we look at usage?

Mr. Panas stated that we don't regulate individual behavior, just land use.

Mr. Lippus asked not even in residential areas.

Mr. Panas stated that Township Zoning cannot adopt discharge laws.

Mr. Brooner stated that the State Fire Code already address that.

Mr. Lippus stated that he didn't know how large or shallow you could use in a neighborhood if it is already addressed.

Mr. Bronner stated that it is already addressed, it is addressed more of you can't, you can't discharge in a commercial area without written permission from the owner. You can't discharge in a area where people are living, in a street. When you read the laws at the end of the day, there aren't many places in Perkins Township where they can discharge.

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Mr. Wilson stated that someone who lives behind the fireworks store I would assume, Shaker Village. They are always setting stuff off. I wondered if it was on the Fireworks property.

Mrs. Best-Wilke asked if everyone was ready to move into old business?

**X. Old Business:**

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

Mrs. Best-Wilke stated that she noticed the old pizza place had a sign sold in the front.

Mr. Panas stated that was correct.

Mrs. Best-Wilke asked if the Board of Appeals decided to approve and combine the lots.

Mr. Panas stated that they did, and we strongly recommend that, and they did that, however they needed a variance to do that because it was undersized. It has been there for almost 2 decades, and the idea and what I wrote in my staff report to the BZA although it was rezoned to C-2 which expands the list of uses, those are also immediately limited by our parking regulations. Even when businesses have no tear down of the building, it's the same building that stays up, they are still required to have enough parking, so likely an Aldi couldn't go there, at least with more variances.

Mrs. Best-Wilke asked if there were any signage regulation updates.

Mr. Panas stated that he intends to get that back up soon, and propose some amendments to that, he is also still working on typographical updates, and what have you in addition to organizing a bunch of files. So, I don't think in an ideal world I could make all of it happen at the same time but wondering about your guy's thoughts and if you would rather see a topographical editing zoning commission case for everything and bring that up to speed first, instead of retackling everything. That thought occurred to me the other day, and I wanted your thoughts.

Mrs. Hoty-Lynch stated like a redline?

Mr. Panas stated yes, like a red line. I don't know how exactly I'm going to do it, I think it's going to be a before and after of literally every single page. Which would suck, but once I do that, I can add in everything and it can be a living document. The can has been kicked a lot, and I am just going to have to deal with it.

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Mrs. Hoty- Lynch stated that it seems like you should be able to scan it into AI and have AI create the document that you can work off of.

Mr. Panas stated that you can open a PDF in Microsoft word, and that's helpful, but it is the formatting.

**XI. New / Other Business:**

Mr. Panas stated that Charlene Watkins is no longer employed by Perkins Township. This is Arielle Blanca she is the Interim Community Development Director.

**XII. 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. Schmid motioned to adjourn the meeting. Mr. Lippus seconded the motion.

Roll Call – All ayes, motion carried.

Respectfully Submitted,

x \_\_\_\_\_  
Mrs. Arielle Blanca Interim  
Community Development Director

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

Date of Signature:

Date of Signature:

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