

**MEETING MINUTES**  
**PERKINS TOWNSHIP ZONING COMMISSION**  
**Monday, February 9th, 2026 @ 4:00 PM**  
**PERKINS TOWNSHIP SERVICES FACILITY – BIG MEETING ROOM**  
**2610 COLUMBUS AVENUE, SANDUSKY, OH 44870**

Board Members Present:                    Mr. Billy Criscione  
    Mrs. Kula Hoty-Lynch  
    Mr. John Lippus  
    Mr. Les Wilson, Alternate  
    Mr. Greg Schmid

Board Members Absent & Excused: Mrs. Cheryl Best-Wilke,  
Mr. Schmid; here

Staff in Attendance:                    Mrs. Arielle Blanca, Community Development Director  
    Mrs. Casey Sparks, Planner/Zoning Inspector

**I. Call to Order.**

At 4:00 p.m., Mrs. Hoty-Lynch called the meeting to order.

**II. Pledge of Allegiance.**

Mrs. Hoty-Lynch led everyone in the Pledge of Allegiance.

**III. Roll Call.**

Mrs. Hoty-Lynch asked for a call of the roll.

Roll Call: Mrs. Hoty-Lynch, here; Mr. Lippus, here, Mr. Wilson, here, Mr. Schmid; here

Mrs. Hoty-Lynch 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**

N/A

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

Mrs. Hoty-Lynch welcomed everyone to the meeting. He 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. Hoty-Lynch stated that the Zoning Commission’s authority to do so comes directly from the Zoning Resolution, as it is its responsibility to conduct this public hearing. She stated that the request for amendment will first be read into the record. Then, he stated that the Zoning Commission will open a public

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hearing during which it will hear comments, questions, and any concerns from members of the audience. Then, he 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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**VI. Secretary - Request for Proposed Amendment.**

Mrs. Hoty-Lynch requested that the proposed amendment gets read into the record.

Mrs. Blanca read the request for proposed amendment.

*Case #ZC2026-02- The Perkins Township Zoning Commission will discuss an application submitted by Ilie Buga for an amendment to the PUD for the property located at 2007 E. Perkins Avenue, Sandusky, Ohio 44870. The proposed PUD amendment is to allow a commercial epoxy business as the primary use and to expand the existing footprint of the building for storage purposes.*

**VII. Staff Report - Planning & Zoning Department.**

Mrs. Sparks stated that as Mrs. Blaca stated this is to amend the current PUD for the property located at 2007 E Perkins Ave. Mrs. Sparks stated that the property is currently zoned PUD, the property to the north of the parcel is zoned as R-1 single family, along with another PUD (planned unit development); to the east you have C-2 to the south you have C-2 and obviously to the west you have a PUD. This property is surrounded by commercial property along with Redwood Apartments. Our future land use, which is our comprehensive plan, does call for the property to be C-2 or a commercial use. Mrs. Sparks showed current images of the property. You will see in one image the box truck along with the trailer. The back of the building has a garage area and that is where he wants to start the addition. Mrs. Sparks stated that there is kind of three options for the applicant. The first one would be keeping it in line with the current building so not extending that side yard setback. The second option would be that he extends it and there would be a little walkway sidewalk access area. The third option would be that he moves it over and gives the setback of seven foot. Those are the three options, but the applicant is here and he can talk to you about his reasonings and different options of why he provided these. The history of the site is kind of unique as follows.

**Site Information:**

**The current site is .8947 acre in size and has a 3,200 sq. ft. building.**

**The current use is a commercial epoxy business. The property owner currently has a portion of the building leased to a fitness coach that brings customers to the site.**

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**The property was rezoned to PUD “Planned Unit Development in 2014. This PUD was approved to allow for games of chance. The original request by the former property owner was to change the zoning from C-1 Local Commercial to C-2 General Commercial.**

**On September 8, 2014, the Zoning Commission recommended approval of the rezoning request. At the October 14, 2014 Trustee meeting the Perkins Township Trustees moved to recommend the property be rezoned as a PUD “Planned Unit Development” that can only be used for a social, lodge, or recreational building, used for games of chance; no outside storage; parking must meet all requirements of the zoning code for the C2 for amusement park, and signage must meet zoning code. Staff are unaware if the approved use ever came into fruition, but the building was then utilized as Erie Shore Builders for several years. The current owner purchased the property in September 2025 and then came into us and said Hey I want to do this building addition, which opened up this whole can of worms. We thought that this PUD amendment would be the best option for the gentleman. If we re-zoned it back to a C-1 or C-2, they wouldn’t meet any setbacks. So, then you would happen to be going for a variance as well. Mrs. Sparks stated that if we do it this way, he could make a PUD amendment, allowing for the setbacks for the addition. What we are recommending is that the commission consider allowing the uses within the C-2 to come back. So, for some reason if the property owner sells the property, the next owner doesn’t have to come back to us. Understanding that all of the uses will be within the area and commercial in nature, staff feel comfortable with allowing those C-2 uses on this property.**

**Staff recommends approval of the amendment to the PUD, as the amendment would coincide with the existing Comprehensive Plan by continuing commercial uses. Staff would recommend approving the uses permitted within the C-2 General Commercial district. Staff would also recommend approval of the addition that includes a 17’ side yard setback, as the existing building setback will remain.**

**Understanding that the existing building does not meet some of the current setbacks within the C-1 or C-2 zoning districts any future alterations or additions to the building will need to go through the PUD amendment process.**

**Mrs. Sparks provided the staff and property owners with the permitted uses in a C-2 General Commercial District.**

Mr. Schmid asked the applicant if he was connecting the addition to what was there or?

Mr. Buga stated that right now the building is 40 feet wide by 80 feet long. The lean to is about 5 – 6 feet which would stay on the side. He stated that he wanted the new building to follow the building in the back but for the addition to be taller. Currently he has 9ft ceiling and he stated that he would like 16 so he can fit the box truck in with bigger garage doors.

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Mr. Wilson stated that, so the addition is going to be taller than the existing building.

Mr. Buga stated that the lean to he won't build that it will stay where it is. The new addition will be like 5 feet inside. So, if you see the roof now, that's why I put that by 10.

Discussions continued regarding the addition height and how it will be connected to the new building/lean to.

**VIII. Discussion from Commission:**

Mr. Criscione stated that the board has already been discussed, we just need a formal motion

Discussions continued regarding the addition height and how it will be connected to the new building/lean to.

**Commission Motion & Second to Recommend Approval, Disapproval, Modification, or Tabling of Case #ZC2026-02 – Roll Call Vote**

Mr. Criscione stated he'd entertain a motion for ZC2026-02

Mrs. Hoty-Lynch motioned as staff recommend approval for the proposed amendments for case #ZC2026-02 with the 17ft side yard set back and then with the existing uses in the C-2 Districts.

Mr. Wilson seconded.

Roll Call – All ayes,

Mr. Criscione stated that it would go to the trustees, and they would provide the official vote.

**IX. Old Business:**

**X. New / Other Business:**

Mrs. Sparks stated that over the course of the next year, they are going to start looking at the comprehensive plan. She stated that they are going to gather a steering committee. We have some ideas that we met with Gary about today, individuals. If any of you have any people that would be beneficial, let her know. Spring, we will do an overview. It is important we take a look at it and make sure we are all on board with everything. She stated that it will be done gradually, we can take a chapter at a time and the changes then bring it to the boards attention. The idea is we would take this year to go through it and then next year we will put it into our budget to update the zoning code. We have been looking for funding already for grants or anything that could help us.

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Lastly, we did add an alternate to this board, it is one of our former fire fighters, Mike Flieger.

Discussions continued regarding the comprehensive plan and zoning resolution.

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

With there being no further business to discuss, we entertained a motion to adjourn the meeting.

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

Roll Call – All ayes, motion carried.

Respectfully Submitted,

x \_\_\_\_\_  
Mrs. Casey Sparks  
Community Development Director

x \_\_\_\_\_  
Mr. Schmid  
Zoning Commission

Date of Signature:

Date of Signature:

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