

MEETING MINUTES
PERKINS TOWNSHIP ZONING COMMISSION
MONDAY, August 11th, 2025 @ 4:00 PM
PERKINS TOWNSHIP SERVICES FACILITY – BIG MEETING ROOM
2610 COLUMBUS AVENUE, SANDUSKY, OH 44870

Board Members Present:

Mrs. Cheryl Best-Wilke
Mr. Billy Criscione
Mr. Les Wilson, Alternate
Mr. John Lippus

Board Members Absent & Excused: Mrs. Kula Hoty-Lynch & Mr. Greg Schmid

Staff in Attendance:

Mrs. Arielle Blanca, Community Development Director
Mrs. Casey Sparks, Planner/Zoning Inspector
Mrs. Jessica Gladwell, Administrative Assistant
Mr. Timothy Alexander Sr., Code Enforcement Officer

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. Criscione; here, Mr. Wilson, here, Mr. John Lippus, 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 July 14th, 2025.

Mrs. Best-Wilke said he would entertain a motion to approve the minutes from the last meeting.

Mrs. Gladwell stated that they were not finished. No approval needed.

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

Mrs. Best-Wilke 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. Mr. Billy Criscione 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 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.

VI. Secretary - Request for Proposed Amendment.

Mrs. Best-Wilke requested that Mrs. Gladwell read the proposed amendment into the record.

Mrs. Gladwell read the Topics to be Discussed during the Public Working Session.

Case ZC#2025-03 – The Perkins Township Zoning Commission will discuss and review text amendments to “Article 25- “Supplementary District Regulations”, regarding recreational vehicles.

VII. Staff Report - Planning & Zoning Department.

Mrs. Sparks summarized information provided within the staff report, stating that today they are just going to be doing a work session. Mrs. Sparks stated that at the December 9th, 2024, the Zoning Commission reviewed text amendments to “Article 25 – Supplementary District Regulations”. The Zoning Commission provided comments. Community Development staff have worked with Code Enforcement to produce additional changes/ amendments to the proposed regulations. On July 14th, 2025, the Zoning Commission provided additional comments regarding the proposed amendments, specifically regarding regulations regarding corner lots, all purpose vehicles, utility trailers, and the title of abandoned vehicles.

Mrs. Sparks showed and explained an overview of the proposed definition changes and amendments.

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1) **AMEND ARTICLE 3 – “CONSTRUCTION OF LANGUAGE & DEFINITIONS”**

a) **Text Amendments**

ARTICLE 3 – CONSTRUCTION OF LANGUAGE & DEFINITIONS

3.157 VEHICLE

“Vehicle” means vehicle as defined in section 4501 of the Ohio Revised Code, as may be amended.

- 1) **All-Purpose Vehicle**
- 2) **Collector’s Vehicle**
- 3) **Motor Vehicle**
 - 1) **Automobile**
 - 2) **Bus**
 - 3) **Disabled Vehicle**
 - 4) **Junk Motor Vehicle**
 - 5) **Truck**
 - 6) **Recreational Vehicle**
 - a) **Camper**
 - b) **Motor Home**
 - c) **Travel Trailer**
- 4) **Snowmobile**
- 5) **Trailer**
 - 1) **Semitrailer**
 - 2) **Utility Trailer**

3.158 VESSEL

- 1) **Personal Watercraft**
- 2) **Watercraft**

We are proposing three (3) new definitions. The first proposed definition is for an improved surface. It was drafted based on a combination of several definitions from case law, dictionaries, and encyclopedias. It reads “‘Improved Surface’ means an area which uppermost layer is comprised of a selected materials constructed to a depth sufficient to distribute the weight of a vehicle, vessel, or vehicle and vessel in combination, over such area to preclude deterioration and deflection of the area due to vehicle/vessel load, adverse weather, or other conditions. Improved surfaces include but are not limited to crushed stone, gravel or similar material, asphalt, concrete, brick, paving blocks, or interlocking pervious paver grid systems.”

1) **AMEND ARTICLE 3 – “CONSTRUCTION OF LANGUAGE & DEFINITIONS”**

a) **Text Amendments**

ARTICLE 3 – CONSTRUCTION OF LANGUAGE & DEFINITIONS

3.87 Improved Surface “**Improved Surface**” means an area which uppermost layer is comprised of a selected material constructed to a depth sufficient to distribute the weight of a vehicle, vessel, or vehicle and vessel in combination, over such area to preclude deterioration and deflection of the area due to vehicle/vessel load, adverse weather, or other conditions. Improved surfaces include but are not limited to crushed stone, gravel or similar material, asphalt, concrete, brick, paving blocks, or interlocking pervious paver grid systems.

3.157 Vehicle “**Vehicle**” means vehicle as defined in section 4501 of the Ohio Revised Code, as may be amended.

All-Purpose Vehicle “All-Purpose Vehicle” means all purpose vehicle as defined in section 4519 of the Ohio Revised Code, as may be amended. An all-purpose vehicle is a type of vehicle.

Collector’s Vehicle “Collector’s Vehicle” means collector's vehicle as defined in section 4501 of the Ohio Revised Code, as may be amended. A collector’s vehicle is a type of vehicle.

1) **AMEND ARTICLE 3 – “CONSTRUCTION OF LANGUAGE & DEFINITIONS”**
Text Amendments

ARTICLE 3 – CONSTRUCTION OF LANGUAGE & DEFINITIONS

Motor Vehicle “**Motor Vehicle**” means motor vehicle as defined in section 4501 of the Ohio Revised Code, as may be amended. A motor vehicle is a type of vehicle.

a) Automobile “Automobile” means automobile as defined in section 4513 of the Ohio Revised Code, as may be amended. An automobile is a type of motor vehicle.

b) Bus “Bus” means bus as defined in section 4501 of the Ohio Revised Code, as may be amended. A bus is a type of motor vehicle.

c) **Inoperable/ Disabled Vehicle** "Disabled Vehicle" means any motor vehicle that is physically or mechanically incapable of being operated as intended by its manufacturer, including but not limited to those that are partially dismantled, non-operating, wrecked, discarded, or otherwise rendered non-operational. This includes vehicles stopped or parked, attended or unattended, within a residential zoning district, and which are temporarily inoperable due to mechanical failure, collision, fire, or other such damage. **Vehicle that is not currently licensed.**

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d) Junk Motor Vehicle “Junk Motor Vehicle” means junk motor vehicle, as defined in section 505 of the Ohio Revised Code, as may be amended.

e) Truck “Truck” means truck as defined in section 4501 of the Ohio Revised Code, as may be amended. A truck is a type of motor vehicle.

1) AMEND ARTICLE 3 – “CONSTRUCTION OF LANGUAGE & DEFINITIONS”

a) Text Amendments

ARTICLE 3 – CONSTRUCTION OF LANGUAGE & DEFINITIONS

f) Recreational Vehicle “Recreational Vehicle” or “RV” or “R.V.” means recreational vehicle as defined in section 4501 of the Ohio Revised Code, as may be amended. A recreational vehicle is a type of motor vehicle.

- i) Camper “Camper” means “truck camper” or “fifth wheel trailer” as defined in section 4501 of the Ohio Revised Code, as may be amended. A camper is a type of recreational vehicle.
- ii) Motor Home “Motor Home” means motor home as defined in section 4501 of the Ohio Revised Code, as may be amended. A motor home is a type of recreational vehicle.
- iii) Travel Trailer “Travel Trailer” means travel trailer as defined in section 4501 of the Ohio Revised Code, as may be amended. Travel trailers are a type of recreational vehicle.

1) AMEND ARTICLE 3 – “CONSTRUCTION OF LANGUAGE & DEFINITIONS”

a) Text Amendments

ARTICLE 3 – CONSTRUCTION OF LANGUAGE & DEFINITIONS

4) Snowmobile “Snowmobile” means snowmobile as defined in section 4519 of the Ohio Revised Code, as may be amended. A snowmobile is a type of vehicle.

5) Trailer “Trailer” means trailer as defined in section 4501 of the Ohio Revised Code, as may be amended. A trailer is a type of vehicle.

- a) Semitrailer “Semi-Trailer” or “Semi-Tractor” means semitrailer as defined in section 4501 of the Ohio Revised Code, as may be amended. A semitrailer is a type of trailer.
- b) Utility Trailer “Utility Trailer” means utility trailer as defined in section 4503 of the Ohio Revised Code, as may be amended. A utility trailer is a type of trailer.

AMEND ARTICLE 27 – “OFF-STREET PARKING AND LOADING FACILITES”

Repeal ARTICLE 27.7 – “OFF-STREET PARKING AND LOADING FACILITES”

ARTICLE 27 –

~~**27.7 – Parking of Disabled Vehicles**~~

~~The parking of a disabled vehicle within a residential district for a period of more than one week shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.~~

Repeal ARTICLE 25.6 – “Storage of Automobiles, Trucks, RVs, and Boars in Residential Districts”

This section will be repealed given the scope of the proposed amendments.

Staff believe that this is more appropriate in the supplemental regulations as off-street parking and loading is not to regulate non-residential properties.

PROPOSED TEXT AMENDMENTS

- 2) Amend regulations to apply to all “vehicles” and “vessels” parked on properties with a residential land use, so as to be more uniform.

ARTICLE 25 - SUPPLEMENTARY DISTRICT REGULATIONS

25.6 Storage of Vehicles and Vessels on Residential Properties.

- 1) **Applicability.**
- 2) **Prohibited Uses.**
- 3) **Requirements.**

We thought it would be important to clearly define the applicability of the regulations. Whereas the existing regulations only apply to properties that were residentially zoned and had a lot of area of 1 acre or less, the proposed regulations apply to those properties, as well as all properties which have a residential land use, regardless of lot size. After further review Staff is continuing to look into properties that are residentially zoned, rather than land use.

PROPOSED TEXT AMENDMENTS

- 2) Amend regulations to apply to all “vehicles” and “vessels” parked on properties with residential land use.

ARTICLE 25 - SUPPLEMENTARY DISTRICT REGULATIONS

25.6 Storage of Vehicles and Vessels on Residential Properties.

- 1) **Applicability.**

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This Section applies to the parking & storage of all vehicles and vessels, as defined in this Resolution, on properties that are in a residential zoning district and/or have residential land use.

PROPOSED TEXT AMENDMENTS

- 2) Amend regulations to apply to all “vehicles” and “vessels” parked on properties with residential land use.

ARTICLE 25 - SUPPLEMENTARY DISTRICT REGULATIONS

25.6 Storage of Vehicles and Vessels on Residential Properties.

2) Prohibited Uses.

- a) Human Habitation
- b) Business Uses
- c) Semitrailer Storage
- d) Disabled/ **Inoperable Vehicle Storage**
- e) Junk Motor Vehicles
- f) **Utilizing vehicles and vessels for storage**

The proposed amendments include a maximum of two vehicles or vessels. During the summer months residents can park vehicles and vessels in a rear or side yard, five feet from adjacent property lines, not blocking the sidewalk. These include all vehicles and vessels excluding snowmobiles. After further review it was suggested by staff to remove collector vehicles from this list.

PROPOSED TEXT AMENDMENTS

- 2) Amend regulations to apply to all “vehicles” and “vessels” parked on properties with residential land use.

ARTICLE 25 - SUPPLEMENTARY DISTRICT REGULATIONS

25.6 Storage of Vehicles and Vessels on Residential Properties

Requirements for All-Purpose Vehicles, Collector’s Vehicles, Buses, Recreational Vehicles, Snowmobiles, Trailers, Watercraft, and Personal Watercraft.

Quantity Limit.

Only two (2) of the above-mentioned vehicles or vessels, in any combination, shall be permitted to be stored on a residential lot or combination of lots in common ownership at any time, subject to the requirements of this Section.

Permitted Locations.

Summer Season:

Between April 1st and October 31st, the following vehicles and vessels may be parked/stored in the following manner.

- 1. On the driveway **not blocking the sidewalk**

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2. On an improved surface that is located in the rear or a side yard **five feet from adjacent property lines, if located on a corner lot the recreational vehicle is prohibited to be located in the side yard facing the public right-way.**

3. Stored in its entirety within an enclosed garage or other accessory building.

These regulations pertain to all-purpose vehicles, collector’s vehicles, buses, recreational vehicles, trailers, watercraft, and personal watercraft.

The proposed amendments include a maximum of two vehicles or vessels. During the winter months residents can park up to 2 snowmobiles and vessels in a rear or side yard, five feet from adjacent property lines, not blocking the sidewalk.

PROPOSED TEXT AMENDMENTS

2) Amend regulations to apply to all “vehicles” and “vessels” parked on properties with residential land use.

ARTICLE 25 - SUPPLEMENTARY DISTRICT REGULATIONS

25.6 Storage of Vehicles and Vessels on Residential Properties

Permitted Locations

Winter Season

Between November 1st and March 31st, up to two (2) snowmobiles and **“All- purpose vehicle”** may be parked/stored in the following manner:

1. On the driveway **not blocking the sidewalk.**

2. On an improved surface that is located in the rear or a side yard **five feet from adjacent property lines, if located on a corner lot the recreational vehicle is prohibited to be located in the side yard facing the public right-way.**

3. Stored in its entirety within an enclosed garage or other accessory building.

Discussion on different scenarios on where and how far it would be from the property line, because a lot of people wouldn’t be able to do 5ft.

Mrs. Sparks stated that different possibilities on where to park were discussed and what they decided to go with was if it was on a corner lot the recreational vehicle is prohibited to be located on the side yard facing the public right of way.

Mrs. Best-Wilke stated that what if the driveway was on the other side.

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Mrs. Sparks stated that then there are two options, you can park it in the driveway from April 1st to Oct. 31st or you could receive a variance for that.

Mrs. Best-Wilke asked if were getting too restrictive crazy. Are we to the point that we are limiting people to what they can do with their property.

Mrs. Sparks stated that is why we are here for discussions.

Mr. Wilson stated that he's looking at a camper parked between the houses; yes, it's filling a void between two homes, he stated that he doesn't believe it should be allowed. But if you get a little trailer that doesn't block anyone's view or windows, I don't see a problem with it. If it's a tall trailer blocking windows, that's not right.

Back and forth discussions continued about restricting people too much on what they can do for their own property.

Mrs. Best-Wilke stated that she was going to go off on a tangent with some of the permit fees and stuff we have, and she doesn't know how accurate they are. Do you need a permit for a new garage door, do you need a permit for a new front door. If we have to have those kinds of things, you're restricting them too much to them by making improvements on their own properties.

Mrs. Sparks stated that this is why we are here and having an open discussion. We are going to take it slowly and find out what works for our township residents.

Mrs. Best-Wilke stated that she had a neighbor that has a fifth wheel/travel trailer in his driveway, and his house is right where there is a curve and it obstructs the view of cars coming, but it is allowed. She stated that she just feels like the government shouldn't be so restrictive to people sometimes.

Mr. Wilson stated that that is why he took pictures and was asking what was acceptable and what wasn't.

Mrs. Sparks stated that from a staffing standpoint we would like to find something that the commission is comfortable with and meets the needs of our residents within the township, these are simply suggestions from our conversation last month.

Mrs. Best-Wilke asked if that is something that we commonly get complaints about.

Mr. Alexander stated that it is. He stated that 90% of the stuff that we do is based off complaints. We don't just drive around and be like "oh look at that camper, it's out of

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place". He stated that he understands being too restrictive, but also if we had no restrictions, it wouldn't be good.

Mr. Wilson stated that maybe we need a different definition of utility trailer.

Mrs. Sparks stated that, so you are more comfortable with the smaller utility trailers. Not so much of the larger ones.

Mr. Wilson stated that it was correct, not the bigger ones that are like a camper, or maybe it should be a size limit.

Mrs. Sparks stated that if either of you think the side yard setback of 5ft is too restrictive, we can discuss changes. We could change the language, to where it says property line to adjacent structure.

Mr. Wilson stated that he thought that sounded better.

Discussion continued with different scenarios and possible solutions between the staff and commission possibly doing more in depth about definitions and more restrictive language.

Mr. Wilson stated that he thinks the size of the trailer matters.

Mrs. Sparks stated that the commission was wanting to change 5ft from adjacent structure and recommend looking at the definition of utility trailer and looking at the size of the recreational vehicles and maybe putting a height requirement on those.

Mr. Wilson stated yes. If you have open trailers or whatever yeah.

Mrs. Sparks stated that this is working progress and to Mrs. Best-Wilkes' point these are issues that affect our residents daily and their quality of life, and we want to make sure we are sensitive to that as well. The only other thing we added for the corner lot was to all purpose vehicles to add the ATV for the wintertime/season. Legal counsel is working on this, and we are waiting for his comments. In the meantime, she stated that she will take this information and add some additional information and items to it and change the language.

Discussion Items:

Zoning Commission was previously provided two options for formatting these changes within the Zoning Resolution. The Commission decided on the formatting presented in this presentation.

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Staff are currently looking into definition of buses, to specify for commercial buses. Current legal counsel is looking into the proposed amendments so recommendations for the Trustees should occur after legal review.

VIII. Old Business:

IX. New / Other Business:

Firelands Automotive came in to do some conditional use permits for both parcels, one is going to be just for storage of vehicles, and the oddly shaped lot is going to be the new dealership and service center.

X. 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. Mrs. Best-Wilke seconded the motion.

Roll Call – All ayes, motion carried.

Respectfully Submitted,

x _____
Mrs. Casey Sparks
Community Development Director

x _____
Mrs. Best-Wilke
Zoning Commission

Date of Signature:

Date of Signature:
