

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

APRIL 28, 2026

The Perkins Township Trustees met on Tuesday, April 28, 2026, in the Township Services Facility located at 2610 Columbus Avenue. The Trustees present were James Ommert, James Lang, and Tim Coleman. Chairman Coleman opened the meeting with the Pledge of Allegiance at 8:30 a.m.

AGENDA

Mr. Coleman moved to adopt the agenda as presented. Mr. Lang seconded the motion. All were in favor.

MINUTES

Mr. Coleman moved to adopt the minutes of the March 24, 2026 meeting. Mr. Lang seconded the motion. All were in favor.

FINANCIALS

Mr. Coleman moved to approve the financials for the period ending April 24, 2026. Mr. Lang seconded the motion. All were in favor.

NEW BUSINESS

Public hearing: To consider a recommendation of the Zoning Commission that the text of the Zoning Resolution's Article 25 Supplemental District Regulations, Section 7 Required Refuse Collection Areas be amended to include language to ensure that residential garbage, trash and refuse containers or receptacles are not placed within the travelled portion of any public right-of-way, that they not obstruct pedestrian or vehicle traffic, and that such containers or receptacles not be placed at the curbside/ public right-of-way earlier than twenty-four (24) hours prior to scheduled collection time nor shall they remain at the curbside/ public right-ofway more than twenty-four (24) hours following collection or in the absence of scheduled collection shall not remain at the curbside/ public right-of-way for more than forty-eight (48) hours at any one time.

Mr. Coleman read the public hearing notice and then opened the hearing to consider this recommendation from the Zoning Commission related to proposed zoning regulations related to trash containers at the public right-of-way or curbside. Community Development Director Blanca reviewed the Zoning Commission's recommendation and provided some history of complaints received by the Township related to trash containers and receptacles. When a complaint from a resident is received, it is investigated.

Mr. Lang asked whether property owners were notified by letter when non-compliance issues arise. Director Blanca advised that such letters are sent seeking compliance. Mr. Coleman then questioned how Code Enforcement knows when collection dates are? Code Enforcement Officer Alexander advised that staff observe when neighborhoods have trash collection, and can always confirm that with complainants or trash haulers.

Mr. Coleman asked if there were any comments from the public. There being none, he closed the public hearing.

Resolution 2026-58

Amend the text of the Zoning Resolution's Article 25 Supplemental District Regulations, Section 7 by adding a new subsection 2 requiring that residential garbage, trash and refuse containers or receptacles not be placed within the travelled portion of any public right-of-way, that they not obstruct pedestrian or vehicle traffic, and that such containers or receptacles not be placed at the curbside/ public right-of-way earlier than twenty-four (24) prior to scheduled collection time nor remain at the curbside/ public right-of-way more than twenty four (24) hours following collection. In the absence of scheduled collections, such materials shall not remain at the curbside/ public right-of-way for more than forty-eight (48) hours.

Mr. Coleman moved to adopt Resolution 2026-58 amending the text of the Zoning Resolution as recommended by the Zoning Commission. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution was adopted.

Public hearing: To consider a recommendation of the Zoning Commission that the text of the Zoning Resolution's Article 25 Supplemental District Regulations, Section 6 Storage of Vehicles and Vessels on Residential Properties be amended to add a new subsection 2(f) Storage to provide that no vehicle or vessel shall be used for storage of personal property.

Mr. Coleman read the public hearing notice, and then opened this hearing to consider the recommendation of the Zoning Commission related to proposed zoning regulations related to using vehicles or vessels for the storage of personal property. Community Development Director Blanca reviewed the recommendation of the Zoning Commission and advised that the Assistant Prosecutor had suggested this amendment in order to address problems when vehicles or vessels are used for storage of personal property. Code Enforcement Officer Alexander noted that the Township had received complaints in the past related to this issue.

Mr. Coleman asked if the Trustees had any questions and none were raised by the Trustees. Mr. Coleman then asked if there were any questions or comments from the public. There being none, he closed the public hearing.

Resolution 2026-59

Amend the text of the Zoning Resolution's Article 25 Supplemental District Regulations , Section 6 Storage of Vehicles and Vessels to include a new subsection 2(f) Storage to prohibit the use of any vehicle or vessel for the storage of personal property.

Mr. Coleman moved to adopt Resolution 2026-59 amending the text of the Zoning Resolution as recommended by the Zoning Commission. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution was adopted.

Public hearing: To consider a recommendation of the Zoning Commission that the text of the Zoning Resolution's Article 25 Supplemental District Regulations, Section 6 Storage of Vehicles and Vessels on Residential Properties be amended to add a new subsection 3(d)(iv) Parking to require that all vehicles and vessels be parked on an improved surface.

Mr. Coleman read the public hearing notice, and opened the public hearing to consider the proposed amendment to the Zoning Resolution related to requiring that vehicles or vessels on residential property be parked on an improved surface. Community Development Director Blanca explained that this requirement was inadvertently deleted from the Zoning Resolution and the Commission was of the opinion that it should be re-instated in the Resolution.

Dave Hall, 506 Woodlawn Avenue, asked why the Township would care about where a vehicle is parked on private property. He did not see any reason why vehicles could not be parked on grass. Mr. Ommert explained the issue of grass not being maintained which can attract rodents which also can invest vehicles, etc. that have not moved in some time.

Holly Wenzigner, 2821 Monticello Lane, suggested that the parking of vehicles on grass can negatively affect property values and neighborhood appearance. Director Blanca noted that it is not good to have vehicles leaking fluids onto the grass.

Mr. Coleman asked if there were any other comments or questions from the Board and none were raised. He then asked if there were any other comments from the public. There being none, he closed the public hearing.

Resolution 2026-60

Amend the text of the Zoning Resolution's Article 25 Supplemental District Regulations, Section 6 Storage of Vehicles and Vessels on Residential Properties to include a new subsection 3(d)(iv) Parking to require that all vehicles and vessels shall be parked on an improved surface.

Mr. Coleman moved to adopt Resolution 2026-60 amending the text of the Zoning Resolution as recommended by the Zoning Commission. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution was adopted.

Public hearing: To consider a recommendation of the Zoning Commission that the text of the Zoning Resolution's Article 3 Construction of Language and Definitions be amended to update the definition of Transient Occupancy by including language that transient or short-term rentals are not permitted in the "A" Agricultural District.

Mr. Coleman read the public hearing notice and opened the public hearing to consider the Zoning Commission's recommendation to amend the Zoning Resolution to prohibit transient occupancy or short-term rentals in the "A"/ Agricultural District. Community Development Director Blanca advised that transient occupancy or short-term rentals like Air BNBs are not permitted in residential districts. Since many homes are constructed in areas zoned "A"/ Agricultural District, it was determined that such transient occupancy or short-term rentals should be prohibited in that zoning district as well as in order to avoid future complaints which such uses have created in the past, the loss of single-family homes being offered for sale, etc.

Mr. Coleman mentioned that he thought it would be appropriate to prohibit transient occupancy or short-term rentals in the "A"/ Agricultural District for the reasons mentioned and in the report. He asked if the Trustees had any questions. None were raised. He then asked whether there were any public comments on this proposed amendment. There being none, he closed the hearing.

Resolution 2026-61

Amend the text of the Zoning Resolution's Article 3 Construction of Language and Definitions by updating the definition of Transient Occupancy to include language that transient or short-term rentals are not permitted in the "A" Agricultural District.

Mr. Coleman moved to adopt Resolution 2026-61 amending the text of the Zoning Resolution as recommended by the Zoning Commission. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution adopted.

Public hearing: To declare a nuisance condition exists for garbage, refuse and other debris at 506 Woodlawn Avenue (PPN 32-02514.000).

Mr. Coleman advised that this is a public hearing to consider whether a nuisance condition related to garbage, refuse and other debris exists at property at 506 Woodlawn Avenue. He noted that the Board had received a report on this property from staff.

Code Enforcement Officer Alexander advised that this property has a history of past nuisance declarations. He further indicated that he has inspected this property on two (2) occasions to document conditions. The property owner has been notified in writing of the code violations and this hearing.

Dave Hall stated that he is busy with his work, and has not been able to clean-up the property. He questioned whether other property owners are required to do the same. Code Enforcement Officer Alexander assured him that such property owners are also contacted when nuisance conditions exist.

Dave Hall then asked why the Township was not willing to work with him. Code Enforcement Officer Alexander advised that the Township is always open to work with property owners but Mr. Hall has never reached out asking for help or time to address the current violations. Hall advised that he needs extra time to clean-up the property and continued to ask questions related to the Township's authority. Mr. Lang then stated that the Township has worked with property owners in the past, and he has no problem giving him thirty (30) days from the date of this meeting to clean up this property. Hall agreed with that time-frame. Mr. Coleman then closed the public hearing.

Mr. Coleman noted that the Board should still move forward to declare that a nuisance condition exists at this property. He moved to adopt Resolution 2026-62 declaring a nuisance condition exists for garbage, refuse and other debris and ordering abatement.

Resolution 2026-62

Declare that a nuisance condition exists for garbage, refuse and other debris at 506 Woodlawn Avenue (PPN 32-02514.000) and ordering abatement pursuant to ORC Section 505.87

Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Mr. Coleman moved to adopt a resolution declaring a junk motor vehicle at 506 Woodlawn Avenue and ordering abatement.

Resolution 2026-63

Declare a certain vehicle parked at 506 Woodlawn Avenue (PPN 32-02514.000) is a junk motor vehicle and ordering abatement pursuant to ORC Section 505.871

Mr. Coleman noted that the report to the Trustees indicates that this vehicle is a junk motor vehicle per the Ohio Revised Code. Mr. Lang suggested that the property owner also be given thirty (30) days from today's date to remove this junk motor vehicle. The Board concurred. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution adopted.

Mr. Coleman moved to adopt Resolution 2026-64 declaring a subsequent nuisance condition for tall grass exists at 322 Michigan Avenue and ordering abatement.

Resolution 2026-64

Declare a subsequent nuisance condition exists for tall grass at 322 Michigan Avenue (PPN 32-00243.000) and ordering abatement pursuant to ORC Section 505.87.

Mr. Coleman advised that this property has been before the Trustees on many occasions in the past, and that the home on this property had been demolished. Community Development Director Blanca stated that this property has been an ongoing nuisance for tall grass, and it is anticipated that the Township will need to abate tall grass this growing season as well. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Mr. Coleman moved to adopt Resolution 2026-65 requesting certification of taxes by the County Auditor for the renewal of the 2.75 mills for the Fire Department levy.

Resolution 2026-65

**Approve a request for submission of certification by the County Auditor
for a 2.75 mills renewal levy for the Fire Department**

Administrator Boyle advised that this levy was last approved five (5) years ago. It is a five (5) year renewal levy that funds a portion of the Fire Department's operations. Fire Chief Murphy noted that this levy assists in providing funding for staffing, equipment, vehicles, and facilities and is crucial for the Department's operations. Administrator Boyle noted that this is the first step in the levy renewal process. The County Auditor is requested to certify the funding amount that this levy will generate. After that information is received, the Board will then consider the same, and would need to adopt another resolution in order to forward the levy renewal to the Board of Elections as a ballot issue for the November 3rd election. Mr. Coleman noted that the community has been supportive of levies for the Fire Department in the past as residents understand that importance of the services being provided. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution adopted.

Mr. Coleman moved to adopt Resolution 2026-66 requesting certification of taxes from the County Auditor for the renewal of the 2.75 mills for the Police Department.

Resolution 2026-66

**Approve a request for submission of certification by the County Auditor
for a 2.75 mills renewal levy for the Police Department**

Administrator Boyle also mentioned that this levy was last approved five (5) years ago, and the request is also for a five (5) year renewal levy like the Fire Department. Police Chief Musser added that this levy is important for funding the Police Department and is used for staffing, equipment, vehicles, etc., and without this levy, the Department could not operate as it does. Boyle noted that the same process will be followed as discussed for the Fire Department renewal levy. Mr. Coleman noted his appreciation for the community's past support of this and our other levies. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution adopted.

Mr. Coleman moved to adopt Resolution 2026-67 approving a Then & Now payment to the Ohio Fire Chief's Association.

Resolution 2026-67

**Approve a Then & Now payment to the Ohio Fire Chief's Association
in the amount of \$6,100.00 for the Captains Assessment Center**

Fire Chief Murphy advised that with the retirement of Captain Pflieger late last year, there is a need to conduct an assessment center for the promotion of a Captain. That process is now under way. Budget funding is established but a purchase order was not completed in time thereby necessitating the need for this approval. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution adopted.

Mr. Coleman moved to adopt Resolution 2026-68 approving a contract with Square 9 for smart search services.

Resolution 2026-68

Approve a contract with Square 9 for smart search services

Assistant Administrator Ohlemacher indicated that staff reviewed our requirements related to documents and their retrieval, and determined that Square 9 can provide services related to updated software at reduced cost-savings. Staff also considered data storage needs and does not recommend Cloud storage at this as it is more expensive. Mr. Lang seconded the motion. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Department Reports

Police Department – Chief Musser submitted his report in writing.

Fire Department – Chief Murphy advised that his report was also submitted. Engine 224 has been listed for sale. Mr. Coleman noted that this report indicates that the Fire Department will be involved in a table-top exercise for an emergency event at Cedar Point. Mr. Coleman asked whether the Police Department will also be involved. Chief Murphy mentioned that Sandusky Fire organized this training event and he does not know whether Police will be part of it.

Public Works Department – Director Link also filed his report. He then thanked all those involved with last Saturday’s community clean-up day. Rumpke did an outstanding job. He also reminded the community that the Barnes yard waste drop-off is on May 16th and 17th.

Community Development Department - Director Blanca stated her report had been filed. She provided a brief update on the U.S. Route 250 business owners meeting last week. ODOT was in attendance to discuss its 2026 road improvement projects that will affect this commercial corridor, and GSP provided data on visitors to this corridor. Administrator Boyle added that businesses and staff encouraged ODOT to delay planned intersection work at the U.S. Route 250/ State Route 2 interchange until after Labor Day to reduce the impact on the peak summer travel season. That interchange work as well as interchange work at State Route 4 will each take fourteen (14) days to complete according to ODOT.

Administrator – Administrator Boyle provided his written report to the Board. He also thanked staff for a successful clean-up event last Saturday. This event allows residents to dispose of junk, mattresses and tires.

Notices/ Correspondence

- Mr. Coleman advised that the Board’s next regular meeting is scheduled for Tuesday, May 12th at 6:00 p.m.

Fiscal Officer Comments

Mr. Coleman read the Fiscal Officer’s comments into the record:

- Payments for the period of March 21st through April 24th totaled \$1,443,194.44. This includes payments to RFC Contracting, Colliers Engineering, and APP Architecture for services relating to the fire station. Community First National Bank for the lease on SCBA’s and Equipment, and Advantech Service and Parts LLC for the equipment to be used with the Typhoon. Gundlach Sheet Metal for IVUE control and annual agreement, PELZ Lettering for uniforms.

Trustees Discussion

Mr. Lang thanked staff for a successful clean-up day last Saturday. Director Link noted that staff will continue to look at ways to improve on it for next year.

Public Forum

Holly Wenzinger, 2821 Monticello Lane, noted that the March 24th meeting minutes were approved but wondered about the March 10th meeting minutes. Questions regarding the meeting minutes should go to the Fiscal Officer.

Holly Wenzinger then inquired about the history of the TIF process for Aligned Data Centers such as why was the TIF approved after the property was purchased.

Administrator Boyle explained that the TIF request needed to be filed by the property owner. They had met with Township and Schools prior to purchasing this property.

It was further explained to her by Mr. Coleman that this property was going to be annexed to the City for a different project several years ago when the company was offered a larger TIF by the City. Administrator Boyle also mentioned that the property taxes are still paid by the property owner under a TIF and, if conditions are met, some of that tax goes back to the developer. The approval of this development incentive resulted in the re-use of an abandoned, deteriorating property.

She then asked Mr. Ommert about his comments at the last meeting concerning the TIF. What did he mean? Mr. Ommert stated that he is not in favor of TIFs and the TIF for Aligned Data was approved before he was on the Board. He added that the other Trustees are aware of his thoughts.

Holly Wenzinger asked whether the Township had considered the possible environmental or health effects of data centers such as noise that is both audible or silent. Mr. Coleman explained that the Township only has the powers granted to it under the Revised Code, and that includes related to noise. Administrator Boyle advised that Aligned Data had indicated that their operations do not create noise. Mr. Coleman noted that the Township did attempt to become a Limited Home Rule Township which would have provided the Township with additional authority on matters like nuisances such as noise but that was not approved by the voters over concerns related to income taxation which is not allowed for any township. Holly Wenzinger asked about noise from the site's generator. Administrator Boyle indicated that Aligned Data has said that they need back-up power for their 24/7 operations. The generator is located to the south of the building in a structure that we have been told is designed to contain noise. That generator would be tested occasionally but its use is regulated by the EPA. Mr. Ommert also noted that there is limited research on "silent" noise.

Mark Adams, 316 Indiana Avenue, stated that the Township needs a social media presence and was pleased to hear at the last meeting that it had a contract to do that. Assistant Administrator Ohlemacher advised that this contract has not started but will be soon.

Adjournment

There being no further business to come before the Board at this time, Mr. Lang moved to adjourn the meeting at 9:18 a.m. Mr. Coleman seconded the motion. All were in favor.

Timothy Coleman, Chairman

Alexis Koch, Fiscal Officer