

PERKINS TOWNSHIP ZONING BOARD OF APPEALS MEETING

Held By: Perkins Township Zoning Board of Appeals

Place: Perkins Township Complex, 5420 Milan Road

Date: October 19, 2009

Time: 7:00 p.m.

Appl.# BA2009-0008

Board Members Present: Owen Reed, Chairperson
Ralph Roshong, Vice Chairperson
Ted Kastor
J. Thomas Pascoe
Gary Gast
James Lamb, Secretary
Kathy Niehm, Assistant Secretary

Board Members Absent: None

Mr. Reed opened the meeting and welcomed everyone. Mr. Reed led the audience in the Pledge of Allegiance. Ms. Niehm read the application and also read correspondence from Joan Van Offeren and Michael Tann of the Lake Erie Shores & Islands Welcome Center stating their support in this project.

The following people were sworn in: John Russell, CEO of American Legends Park, 19111 Detroit Road, Suite 201, Rocky River, Ohio 44116; Rob Decker, 1106 Taylor Road, Sandusky, Ohio 44870; John Hoty, Hoty Enterprises, Sandusky, Ohio; Ali Kinney, 411 Pennsylvania Ave., Sandusky, Ohio 44870; Pastor John Adams, New Life Church, 6511 Milan Road, Sandusky, Ohio 44870; Ray Neil, 307 48th Street, Sandusky, Ohio 44870; Jim Gunner, 5102 Bayridge Ct., Oregon, Ohio. The before mentioned people all spoke in favor of the project and the consensus was they were concerned about the landscaping buffers, noise and lighting issues as well as using Taylor Road as only an emergency exit to and from the property and that only Route 250 would be used as the main entrance/exit for the complex.

Mr. Russell gave a detailed presentation (that is also in printed form in the application of the complex). He asked for anyone in the audience to stand if they were in favor of the project and a good majority of the people in the audience stood.

Mr. Russell stated this complex would be made in two phases. The first phase would be 8 regulation fields and a championship field, dorms and a mess hall, field offices, a "main street" retail shops that would cater to players and their families. He said the second

phase would come after the first year. He stated their first concern was that for the protection of the neighbors and provisions were included in the purchase agreement for the land.

Mr. Pascoe made a motion to close the Public Hearing and open the Public Meeting. Mr. Roshong seconded the motion. Roll Call: Mr. Pascoe, yes; Mr. Roshong, yes; Mr. Gast, yes; Mr. Kastor, yes; Mr. Reed, yes.

Mr. Kastor asked Fire Chief Richard Myosky to say a few words in regards to this issue. Chief Myosky stated that Mr. Russell has been very cooperative with all the issues that the fire department has. He stated that American Legends Parks has agreed with their request that fire hydrants will be placed so that all door ways will be within four hundred feet of the hydrant. They will have an emergency PA system in case of an emergency. They agree to have two available openings for emergency vehicles. They will install hard wired smoke detectors in the dorms and that they will be linked to central site. They will have a "Nox" box located at both the emergency entrance and at the main gate. They will build an "underground" emergency road and they will mark the edges of the road with bushes, trees, or edge markers.

Mr. Pascoe asked if the public could go to the games? Mr. Russell stated that the public would be welcomed and they would be charged \$1.00 fee to watch the games. Mr. Kastor stated the board would only approve this project if the access to the complex were on State Route 250 only. Mr. Russell stated that their plans showed several options on Route 250 and they were awaiting approval from ODOT on that issue.

Mr. Reed asked if the Huron Township property would be used? Mr. Russell stated that they would like to use it in the future for other types of camps. Mr. Russell further stated that they are ready to break ground and would be in business by the 2010 season in Perkins Township if their Conditional Use Permit were approved tonight.

Mr. Roshong suggested that the main entrance to the park be located on State Route 250 at the Kalahari light.

Mr. Kastor made a motion to approve: Application #2009-0008 the request for a Conditional Use Permit to build and operate a private park filed by Ballparks of America Land Leasing, 19111 Detroit Road, Suite 201, Rocky River, Ohio 44116. The property is owned by AJS Sandusky LTD., 914 Taylor Road, Sandusky, Ohio 44870. The property is the vacant land south of Taylor Road and west of State Route 250 being Parcel #32-04797-000, 32-03203-000 and 32-03202-000 and contains 124 acres more or less. With the following conditions:

- (1) That the property be developed as a youth baseball camp.
- (2) That the neighborhood protection items as addressed in the property purchase agreement are made part of the conditional use permit.
- (3) Public access would be off of State Route 250 and be approved by ODOT; The Taylor Road access to the park shall be used for emergency purposes only.

- (4) The Perkins Township Fire and Police Departments shall approve the project for safety issues.
- (5) Proper buffering with mounds and trees as shown on the site plan that was submitted with the application be constructed to protect the neighbors from light and sound from the park.
- (6) Also those portions of the Property Purchase Agreement are made part of the Conditional Use Permit.

Mr. Gast seconded the motion. Roll Call: Mr. Kastor, yes; Mr. Gast, yes; Mr. Pascoe, yes; Mr. Roshong, yes; Mr. Reed, yes.

In Other Business:

Mr. Roshong made a motion to approve the minutes from the September meeting. Mr. Kastor seconded the motion. Roll Call: Mr. Roshong, yes; Mr. Kastor, yes; Mr. Pascoe, abstain; Mr. Gast, yes; Mr. Reed, yes.

Mr. Roshong made a motion to adjourn. Mr. Kastor seconded the motion. Roll Call: Mr. Roshong, yes; Mr. Kastor, yes; Mr. Gast, yes; Mr. Pascoe, yes; Mr. Reed, yes.

Owen Reed, Chairperson

Kathy Niehm, Assistant Secretary