

PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission
Place: Perkins Township Complex, 5420 Milan Road
Date: December 15, 2008
Time: 7:30 P.M.
Appl.# ZC2008-0004 Continuation Hearing

Board Members Present: Jerry Baumgardner, Chairperson
Kula Hoty Lynch
Cheryl Best-Wilke
Matthew Lesch, Alternate
James Lamb, Clerk
William Spence

Board Members Absent: None

Mr. Baumgardner welcomed everyone. Mrs. Wilke moved to reopen the public meeting that was table on October 14th, 2008. Matthew Lesch seconded the motion. Roll call vote: Mrs. Wilke, yes; Mr. Lesch, yes; Mrs. Lynch, yes; Mr. Spence, yes; Mr. Baumgardner, yes. Motion passed. The public meeting was reopened.

Mr. Baumgardner said that the meeting was table on October 14, 2008 to allow the developer time to develop drainage plans and to submit them to the Erie County Engineers Office for review and comments.

Mr. Lamb read into the record a letter from Julie A. Cichello, P.E., Traffic Planning Engineer, District Three, Ohio Department of Transportation, addressing access to State Route four.

Mr. Lamb read into the record a letter from Kenneth E. Fortney, Drainage Manage, Office of the Erie County Engineer, addressing the proposed drainage plans for the proposed nursing home at 3950 Hayes Avenue.

Mr. Nash presented a revised site plan for the nursing home showing a detention pond, a rear easement for future access to adjoining properties and building and parking lay out. He described the drainage plan and how the developer proposed to address the drainage issue on the property. He presented the Commission with their storm water calculations and explained how their plan exceeds the requirements of the Counties Storm Water regulations.

Mrs. Lynch stated that in reading some of the correspondence from Ken Fortney it appears that he wants more of the property to drain into the detention basin. Mr. Nash said that Mr. Fortney wants them to drain more of the surface area into the detention basin. Mr. Nash stated that Mr. Fortney thought that their plan was a workable plan.

Mrs. Lynch asked if there were any concerns that the drainage system that is in place is not working. Mr. Nash stated that he has see water flowing in the eighteen inch tile by Strub Road.

Mrs. Lynch asked if the eighteen-inch tile that the developer is going to tie into goes across Hayes Avenue? Mr. Nash said that the tile goes to the north and then ties into a thirty-six inch tile that crosses under Hayes Avenue (state route 4).

Mr. Baumgardner asked where the thirty-six inch tile goes. Mr. Elliot said that the thirty-six inch tile empties into a fifteen-inch tile that goes to Mills Creek.

Mr. Nash explained that they have to let the water that runs naturally through the swale in the front of their property drain as it does now. That is why they moved the building back so as not to impede the drainage in the swale.

Mr. Spence stated that according to the plan the water should flow into the tile at a lesser rate then it does in it natural state. Mr. Nash stated yes.

Mrs. Lynch asked if the notes that came from Mr. Fortney had been addressed it the plan? Mr. Nash said that they would be addressed in the final design.

Mrs. Lynch asked if Mr. Nash had talked to Mr. Fortney about the drainage problems across the street. Mr. Nash said the he understood that there was a master drainage plan developed by the County Engineers Office but it has not been implemented.

Mr. Baumgardner asked how big the detention pond was? Mr. Nash said a litter bigger than one half of an acre.

Mr. Lesch said that he thinks the developer has addressed all the issues that the Commission has brought up and he does not think it would be fair to ask them to solve all the drainage issues on Route 4. He said that the developer has done a good job in explaining were their storm water was going to go.

Mr. Baumgardner asked if the developer had any contact with the neighbors in the area. Mr. Nash said that he had not; all of his contacts have been with the County Engineers Office.

Commission member William Spence moved the adoption of the following recommendation:

WHEREAS, the Zoning Commission has relied upon information provided and reviewed by Erie Regional Planning Commission members, Perkins Township Staff, and The Erie County Engineers Office and

WHEREAS, pursuant to O.R. C. 519.12, at least one public hearing on the proposed change to the zoning map was held on the 14th day of July, 2008 pursuant to notice, and concluded on December 15, 2008 and

WHEREAS, the Zoning Commission believes that the following changes in the Township zoning map is beneficial to the public health, safety, and morals, and such change will not be materially detrimental to the property of persons located in the vicinity thereof,

THEREFORE, it is hereby moved that:

- 1. The Zoning Commission of Perkins Township approve changing the zoning from PBO (Professional & Business Office) and R-1 (Single Family) to PUD (Planned Unit Development) and amending the Zoning Map adopted July 2, 2002 as requested on zoning amendment application ZC2008-0004 for parcel # 3201688000 & # 3203306000, containing approximately 14.6 acres and located at 3908 Hayes Avenue, Sandusky, Ohio 44870.**

Commission member Kula Hoty-Lynch seconded the motion, and the roll was called on the question of its adoption. The vote was as follows:

William Spence: yes

Kula Hoty-Lynch yes

Matthew Lesch yes

Cheryl Best-Wilke yes

Jerry Baumgardner yes

The Clerk shall certify a copy of the recommendations to the Board of Trustees of Perkins Township, Erie County, Ohio.

Jerry Baumgardner, Chairman

James C. Lamb, Secretary