

2015 ZC Minutes

Please note, Minutes are not posted here until they have been adopted by the Zoning Commission

JANUARY 14, 2015

Chairman Welch called the regular meeting to order. The first item of business was a discussion of the minutes from the December 10, 2014 meeting. Art Zentgraf noted that the date for the public hearing noted in paragraph 3 was wrong. It should be January 14, 2015 – not 2014. Chris Corfias made a motion to accept the minutes with the correction. The motion was seconded by Art Zentgraf. POLL OF BOARD: 3 AYES, Vice Chairman Vermilya abstained from voting. MOTION PASSED.

Chris Corfias expressed concern that tavern/bar owners may be unfairly treated if a residential home is erected on adjacent property that is zoned commercial. He wanted to be sure that the board didn't protect residents who choose to build a home in a commercially zoned district at the cost of business owners. Mr. Corfias was concerned that the phrase in section 302.09 Playing Music Outdoors "...shall not play music outdoors within 50 ft. of any residentially zoned property or within 100 ft of any dwelling." could negatively impact an established bar/ tavern if a land owner decided to erect a residence on adjacent commercially zoned property. Chris Corfias made a motion to strike " or within 100 ft. of any dwelling" from section 302.09. The motion was seconded by Randy Vermilya. POLL OF BOARD: 3 AYES, 1 NAY (Chairman Welch dissented). MOTION PASSED.

The board discussed the Lake County Planning Commission's definition of a bar and decided to submit it as part of the proposed amendments. Randy Vermilya made a motion to amend the definition of a bar to match the definition suggested by the Lake County Planning Commission. The motion was seconded by Art Zentgraf. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS.

Chris Corfias made a motion to send the zoning amendments with changes made above to the Township Trustees *with the board's recommendation that they approve them*. The motion was seconded by Randy Vermilya. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS.

The next item of business was a discussion of the Comprehensive Plan. Township Trustee Bob Dawson passed out a color map of the township showing zoning districts and how the land is actually being used. The board lamented the fact that a large portion of the property in the Joint Economic Development District is no longer available for development due to the Lake

Metroparks acquisition of Lake Erie Bluffs. George Smerigan pointed out that the township is losing its return on investment of the infrastructure installed on the Lane Rd. Industrial District.

Chris Corfias addressed the board by asking what should be learned from the loss of developable land that was improved at the community's expense and how the infrastructure was financed and installed in the past and how the eventual outcome of the project should influence future public/ private infrastructure projects. Trustee Dawson noted that had property in the JEDD been able to develop, funds would have been available for expansion and future projects. The board discussed introducing a new district, PUBLIC AND INSTITUTIONAL DISTRICT, for public lands that are essentially undevelopable. They noted that adding such a district would provide a more accurate picture of the township and where the focus for commercial and industrial development should be.

Chairman Mark Welch asked if the board should be concerned about why developers are looking past Perry to Madison for projects. George Smerigan said that the issues are basically out of the board's control: population, proximity to highway/interchanges, and speed and stop lights along route 20. Trustee Dawson posed the question of how we, as a community, remain sustainable and still semi-rural. George Smerigan said that the board decided long ago to focus on areas for light industrial development to provide work for residents and ease their tax burden.

The board set Wednesday, February 11, 2015 at 6:30 pm for the next regular meeting. There being no further business, Chris Corfias made a motion to adjourn the meeting. Randy Vermilya seconded the motion. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS.

(Minutes adopted February 11, 2015)

FEBRUARY 11, 2015

The Perry Township Zoning Board held a regular meeting on Wednesday, February 11, 2015. Board members Chairman Mark Welch, Art Zentgraf, Chris Corfias and Tom Barrett were in attendance. George Smerigan, Bob Dawson and Rick Amos also attended the meeting. The first item of business was reviewing the minutes from the January meeting. Chris Corfias requested that the fifth paragraph on page one be amended to read: Chris Corfias made a motion to send the zoning amendments with the changes made above to the Township Trustees *with the board's recommendation that they approve them.* Art Zentgraf made a motion to approve the minutes as amended. The

motion was seconded by Chris Corfias. POLL OF BOARD: 3 AYES. MOTION PASSED. (Tom Barrett abstained from voting).

Next, Chairman Welch opened the floor for nominations of officers for the 2015 fiscal year. Art Zentgraf nominated Mark Welch/Randy Vermilya. There were no other nominations. Art Zentgraf motioned to close the nominations and Tom Barrett seconded the motion. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS. Art Zentgraf motioned to retain Mark Welch as Chairman and Randy Vermilya as Vice Chairman. The motion was seconded by Tom Barrett. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS.

Next, the board began a discussion of the zoning map and issues that should be addressed with the impending update of the Comprehensive Plan. There are several parcels that are not being utilized the way they are currently zoned (ex: Lake Erie Bluffs Metropark). Bob Dawson addressed the board about his visit to the Western Reserve Land Conservancy. The group discussed the conservancy's recent Perry Township acquisitions and how they affect the Zoning Map and Comprehensive Plan. George Smerigan said that the Conservancy buys the most environmentally sensitive land. He said that they have also been buying large tracts of land and selling off portions to fund future purchases. This gives the group control over uses and development. Mr. Smerigan said that some people will donate their land for the tax benefits.

The board members lamented the loss of investment potential with the Western Reserve Land Conservancy's purchase of Land at the Lane Rd. extension. Chris Corfias said that the purchase (and subsequent loss of future returns on investment) serves as a lesson on structuring future public/private improvements and development projects.

The other issue that has arisen as a result of the land purchase is the loss of a significant portion of developable industrial property. The board agreed that a secondary area of targeted light industrial development should be identified when the comprehensive plan is updated. Mark Welch suggested the portion of Lane Rd. between the tracks as a possibility and Shepard Rd. as another possibility. Chairman Welch also noted that power and communication capabilities are both hurdles to industrial development. Rick Amos said that the Township has had some meetings with C.E.I. about strengthening the infrastructure.

Chris Corfias noted that the Outdoor YMCA and park lands at Blair Rd. are not identified properly on the new land use map.

Chris Corfias stated that the first question the board needs to answer when beginning the update of the comprehensive plan is: Are we happy with development in the Township as it has happened thus far. Rick Amos said he thinks that the Township has done a good job providing services and noted some of the problems that Painesville is facing. Chris Corfias noted that Perry Township faces similar issues because much of our prime real estate is owned by non-tax producing entities.

Bob Dawson said that Eco-tourism should be a consideration/discussion point.

Chris Corfias inquired about a means to view the power point distributed by Karen Sundy as a group at the next meeting.

The board scheduled a regular meeting for Wednesday, March 11, 2015. The agenda includes a continued discussion of the update to the Comprehensive Plan. There being no further business, Chris Corfias moved to adjourn the meeting. The motion was seconded by Tom Barrett. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS.

(Minutes adopted March 11, 2015)

MARCH 11, 2015

The Perry Township Zoning Board held a regular meeting on March 11, 2015. All board members, including alternate Tom Barrett were present. George Smerigan, Bob Dawson and Rick Amos also attended the meeting. After the meeting was called to order, the first item of business was a review of the minutes from the February meeting. Art Zentgraf made a motion to accept the minutes as written. Chris Corfias seconded the motion. MOTION PASSED. POLL OF BOARD: 4 AYES, 2 ABSTAINED.

Trustee Bob Dawson requested that the board take a moment of silence in a show of respect for past township inspector Don King, who recently passed away. Chairman Welch honored the request and the board took a moment to reflect on Mr. King's contribution to the Perry community.

The board reviewed the power point from a class attended by Bob Dawson, discussing some of the topics and how they pertained to the township. The board members discussed the state of Perry Township today compared to their expectations for the township when the Comprehensive Plan was last updated in 2009. The board discussed the issues that should be addressed during this review of the Plan. The new Lake Erie Bluffs MetroPark and

surrounding land acquired by Western Reserve Conservancy is a major impact to the Township and its development plans. The board informally discussed options to replace the major loss of possible light industrial development because of the loss of land for this purpose on Lane Rd. They also touched on possible retail/ restaurant opportunities provided by ecotourism.

Chris Corfias lamented that in regards to the Lane Rd. extension project, the private partners received all of the benefit of increased property value; not the township/JEDD. He contended that future projects should be structured so that the JEDD receives some of the increased value to enable it to fund future projects. The board discussed other areas in the township that could replace the lost light industrial developable land at the end of the Lane Rd. extension. The areas discussed for this use were Shepard Rd. and Lane Rd. between the railroad tracks.

Tom Barrett asked the trustees if there was factor that they used to keep the budget balanced. Rick Amos responded that the trustees reviewed that when they worked on the budget and that the township is fiscally sound for the near future. The members recognize the importance of light industrial developable land to replace future cuts in the First Energy tax income and possible new residential development in the township. George Smerigan noted that Industrial development helps insure that the township can continue to provide the same level of services with loss of other revenues, population increases and or/ rising costs.

The board discussed the needs of an industrial district including ease of large trucks to reach it/ proximity to railways/ communication infrastructure and developmental infrastructure (gas/electric/water & sewer).

Chairman Welch asked the board members to review the current edition of the Comprehensive Plan and note any sections that they would like to discuss revising for this version of the update.

The board set April 8, 2015 for their next regular meeting. There being no further business to discuss, Art Zentgraf made a motion to adjourn the meeting. The motion was seconded by Tom Barrett. POLL OF BOARD: 6 AYES. MOTION UNANIMOUS. Chairman Welch adjourned the meeting.

(Minutes adopted April 8, 2015)

APRIL 8, 2015

The Perry Township Zoning Board held a regular meeting on Wednesday, April 8, 2015. Board members Chairman Mark Welch, Art Zentgraf, and Tom Barrett were in attendance. George Smerigan, Bob Dawson & Rick Amos also attended the meeting. The first item of business was a discussion of the minutes of the March meeting. Art Zentgraf made a motion to approve the minutes as written. The motion was seconded by Tom Barrett. POLL OF BOARD: 3 AYES. MOTION UNANIMOUS.

Next, the board began a discussion of the impending update of the Comprehensive Plan. George Smerigan distributed a proposed draft of updates to the Comprehensive Plan on March 31st. At the meeting, he highlighted the changes he made to the plan for the board. The board discussed the new census numbers and how they compare to the forecasted numbers from the plan's last update. Art Zentgraf requested that George Smerigan reference the date that the statistics used in the plan were gathered. Mr. Smerigan said that he would add them to the next draft. Chairman Welch asked Mr. Smerigan if there is a formula for percentage of industrial zoned property/commercially zoned property/residential zoned property that ensures that a community can provide services with a reasonable tax base. George Smerigan said that there are some formulas that communities can use as aides. Rick Amos said that he believes that Perry Township has done a good job of providing services to its residences and continues to be on a good path while some surrounding communities have struggled with the impact of the economic downturn. The board used the draft as a starting point for the discussion. The board used it as a tool to focus on possible industrial districts in the township. They discussed the merits and detractions of parcels located along Lane Rd, Shepard Rd, and Clark Rd-Perry Park Rd. Items of concern include water, sewer, power & means of communication.

Mark Welch requested that section six be updated with the information pertaining to the Lake Erie Bluffs Metropark.

The board discussed the impact of The Western Reserve Conservancy on the township. It is rumored that the group has purchased the Champion Farm on State Route 20. Bob Dawson said that the group has deep pockets and is willing to spend money to protect large parcels of land. George Smerigan said that Perry Township will continue to remain on the group's radar because of the large farms in the township.

The board discussed the possibility of a nursing/assisted living development in the township. George Smerigan said that this type of development is a big revenue generator. They add jobs, tax base and encourage auxiliary development. He said there has been some talk of this type of development on Clark Rd. Art asked about sewer lines and potential development and George explained that extending the sewer line is paid for by assessment, grant or the developer/business requesting it.

The board discussed the merits of re-zoning the parcels at the intersection of Lane Rd. and Shepard Rd. from residential to light industrial.

George Smerigan said that The Perry Park Industrial area is the easiest area to encourage industrial growth because there are already pumping stations nearby. He noted that development usually happens in clusters. If one project comes to fruition, usually others will follow.

The board scheduled a regular meeting for Wednesday, May 13, 2015 at 6:30 p.m. There being no further business, Art Zentgraf motioned to adjourn the meeting. The motion was seconded by Tom Barrett. POLL OF BOARD: 3 AYES. MOTION UNANIMOUS.

(Minutes adopted May 13, 2015)

MAY 13, 2015

The Perry Township Zoning Board held a regular meeting on Wednesday, May 13, 2015. Board members Chairman Mark Welch, Art Zentgraf, Chris Corfias and Tom Barrett were in attendance. George Smerigan, Bob Dawson & Rick Amos also attended the meeting. After Chairman Welch called the meeting to order, the first item of business was a review of the April meeting minutes. Art Zentgraf made a motion to approve the minutes with the correction of two grammatical errors. Tom Barrett seconded the motion. POLL OF BOARD: 3 AYES. MOTION APPROVED. (Chris Corfias abstained from voting).

Chairman Welch distributed the Lake County Planning Commission's recommendations for the Perry Township Comprehensive Plan. The board members' discussion focused on alternatives for replacement of industrial land lost by the conservancy purchase on Lane Rd. The gentlemen discussed the important factors needed for development: accessibility and the availability of communication and power sources, as well as the impact on the community.

George Smerigan said that he originally thought that the sanitary sewer for Shepard Rd. could be fed from Lane Rd. or by connecting through the village, but he has learned from the county engineer that the village mains do not have the potential to handle the expansion. He stated that the force main at Lane Rd is at about twenty percent capacity at this time. George Smerigan told the board that it is much more expensive to install a gravity line than a force main and expansion of the sewer line on Shepard Rd. from Lane Rd. would likely use gravity lines.

George Smerigan pointed out that another issue with light industrial development along Shepard Rd. is a lack of power. There are power lines running through the area, but there is not a substation. He told the board that it is doable, but there is a cost involved.

Laura Stegman asked if there was a risk of the Western Reserve Conservancy buying land along Shepard Rd. because some of the land is designated as high quality soil. Rick Amos replied the conservancy is focused on protecting large working farms.

Chris Corfias stated the need to replace the land lost to development along Lane Rd. acre for acre. Chris Corfias said that in his experience, one thing that makes places desirable is mixed use development. The board discussed The southern end of Lane Rd. as a possible expansion of the light industrial district and also discussed Lane Rd. between the railroad tracks. Rick Amos said that the board should discuss which areas are best served by this sort of development without focusing so much on the utilities, or lack there of. He said when the development is imminent, the utilities will come.

The board scheduled a regular meeting for Wednesday, June 10, 2015. The agenda includes a continued discussion of the update to the Comprehensive Plan.

Rick Amos announced that the Perry Bicentennial celebration will be July 14, 2015 from 5:30-7:30 p.m. He encouraged everyone present to try and attend for some portion of the evening.

There being no further business, Chris Corfias made a motion to adjourn the meeting. Tom Barrett seconded the motion. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS.

(Minutes adopted June 10, 2015)

JUNE 10, 2015

The Perry Township Zoning Board held a regular meeting on Wednesday, June 10, 2015. All board members, including alternate member Tom Barrett were in attendance. George Smerigan, Bob Dawson & Rick Amos also attended the meeting.

After Chairman Welch called the meeting to order, the first item of business was a review of the May 13, 2015 meeting minutes. Art Zentgraf made a motion to approve the minutes as written. Tom Barrett seconded the motion. POLL OF BOARD: 5 AYES. MOTION APPROVED. (Randy Vermilya abstained from voting).

Next, George Smerigan distributed a revised draft of the Comprehensive Plan that included the changes that have been discussed and agreed upon thus far.

Chris Corfias raised concern about the the lack of high speed internet connectivity in the township. He mentioned a news report he saw that reported that Hudson was investing \$800,000.00 to upgrade it's communications infrastructure. The board lamented the slow speeds and spotty connections available throughout the county.

Turning the focus to the proposed amendments, the gentlemen discussed the changes to the zoning map along Shepard and Lane Rd. Chris Corfias commented that any eventual changes made in zoning will be uncomfortable for someone. He said that the main objective for the zoning board is to decide what they want Perry to look like in the future and base their decisions on that model.

The board discussed traffic issues that occur along Rt. 20 and whether zoning can help alleviate them. They discussed trying to create traffic patterns with the uses of entrances and exits to merchants. George Smerigan told the board that it gets very difficult to enforce "no left turn/right turn only" traffic restrictions. Chris Corfias commented that the developments he has been involved with in the Carolinas do not occur on the roads that move people from place to place.

Residential and commercial development occur one block off of the main thorough fare.

Chairman Mark Welch requested that the board members think about how they would like Perry to look in the future (5-10 years) and make a list of what types of zoning that would encourage or discourage the type of growth desired and bring that list to the next meeting.

The board scheduled a regular meeting for Wednesday, July 25, 2015 at 6:30 p.m. at the township offices.

There being no further business, Chris Corfias made a motion to adjourn the meeting and his motion was seconded by Nick Giegerich. Chairman Welch adjourned the meeting.

(Minutes adopted July 15, 2015)

JULY 15, 2015

The Perry Township Zoning Board had a regular meeting on July 15, 2015. Chairman Welch, Art Zentgraf, Nick Giegerich and Chris Corfias attended the meeting. George Smerigan and Township Trustee Rick Amos also attended the meeting. Chairman Welch called the meeting to order and the first item of business was a review of the minutes from the June 10, 2015 meeting. Art Zentgraf made a motion to approve the minutes with the correction of the the July 15th meeting date. The motion was seconded by Nick Giegerich. POLL OF THE BOARD: 4 Ayes. MOTION UNANIMOUS.

At the request of Township Trustee Bob Dawson, the board reviewed the zoning regulations for temporary outdoor storage units that have been adopted by Concord Twp. and Painesville Twp. The regulations were very similar and the board agreed that similar language would be appropriate for Perry Township. The board decided to table the discussion until Bob Dawson was present and could elaborate upon his request for a review of the regulation. The board will discuss the regulations again before the next public hearing is scheduled.

Next, the board began as discussion of the Comprehensive Plan. Per Chairman Welch's request, Art Zentgraf made a list of items supporting his vision of Perry in ten years. One of the items on Art Zentgraf's list was keeping the rural feel of Perry. Chris Corfias commented that, no matter what is incorporated in the comprehensive plan, some of the township's larger farms could be sold off to developers and the commission would have to adapt it's plans to it.

Laura Stegman said that when she was contemplating what she would like to see in Perry in the future, she would like to see us embrace our agricultural heritage and our natural resources, possibly by having farm markets or festivals at our township park. This would encourage visitors and residents to veer off of route twenty and introduce them to some of what makes Perry a great community. Rick Amos pointed out that a farm market would probably not be embraced by the local farmers because they already participate in other local markets and that a festival or market would direct people away from their established stands on route twenty. Laura Stegman said that giving people a reason to see Perry differently than at 45-50 miles an hour down route twenty would be beneficial for the community as a whole.

George Smerigan said that the land on Perry Park Rd. between the lakeshore and route twenty has the biggest potential for commercial growth. He mentioned that the land is already in the JEDD and is primed for development. He said that the intersection at route twenty should be adjusted to make it safer. Rick Amos thinks that route twenty needs to be widened and the speed should be controlled better to encourage commercial growth.

Rick Amos said that the community may lose some of the large farms that are currently operating, but there is the potential to have more small farms operating at 50, 100 or 300 acres.

The board set Wednesday, August 19, 2015 as the date for the next regular meeting. It will be held at the township offices at 6:30 p.m.

There being no further business, Chris Corfias made a motion to adjourn the meeting. The motion was seconded by Nick Giegerich. POLL OF BOARD: 4 Ayes. MOTION UNANIMOUS.

(Minutes adopted January 13, 2016)

AUGUST 19, 2015

The Perry Township Zoning Board held a regular meeting on Wednesday, August 19, 2015. Chairman Mark Welch, Art Zentgraf and alternate member Tom Barrett were present. George Smerigan, trustee Rick Amos and those whose names are on the attached attendance sheet also attended the meeting.

Chairman Mark Welch called the meeting to order. A discussion of the July 15, 2015 meeting minutes was tabled until the next regular meeting because a quorum of members who attended the July meeting was not present.

The board briefly re-visited the proposed regulations for storage pods. The item was tabled until Bob Dawson is present for the discussion. The board plans to vote on the amended text and include it in the next Public Hearing.

Next, the board entered into a discussion of the Comprehensive Plan. The gentlemen reviewed the zoning map and Art Zentgraf asked for clarification of the differences between B1, B2, and B3 districts. The B2 district runs along the north side of Rt. 20 between the Painesville Township line and the Center Rd. intersection. Residential development is not allowed in this district. The B3 district is not on the map because it is a commercial PUD and it hasn't been applied yet.

Art Zentgraf requested that George Smerigan reference the collection dates for the census numbers that are contained in the Comprehensive Plan.

Chairman Mark Welch reminded George Smerigan that development pertaining to eco-tourism should be noted as an objective in the Comprehensive Plan. George Smerigan will incorporate all of the notes into a final draft and disburse to the board members before the next meeting.

The board scheduled a regular meeting for September 16, 2015 at 6:30 p.m. at the township offices.

There being no further business, Art Zentgraf made a motion to adjourn the meeting and the motion was seconded by Tom Barrett. POLL OF BOARD: 3 Ayes. MOTION UNANIMOUS.

(Minutes adopted September 16, 2015)

SEPTEMBER 16, 2015

The Perry Township Zoning Board held a regular meeting on Wednesday, September 16, 2015. Chairman Mark Welch, Art Zentgraf, Randy Vermilya and alternate member Tom Barrett were present. George Smerigan and township trustee Bob Dawson also attended the meeting.

Chairman Mark Welch called the meeting to order. The first item of business was a discussion of the August 19, 2015 meeting minutes. Art Zentgraf motioned to accept the minutes as written. The motion was seconded by Tom Barrett. POLL OF BOARD: 3 Ayes. MOTION PASSED. (Randy Vermilya abstained from voting.)

Next, the board addressed the proposed regulations for storage pods. Bob Dawson said he received a complaint from a resident about a storage pod that has been at a neighbors residence for several years. Mr. Dawson said the township approached the neighbor, and they were amenable, but they have not made alternate arrangements as of the meeting date. The township cannot do anything about the problem except intercede on the neighbors' behalf because the PODs are not currently regulated. Another related issue is the extended use of construction dumpsters. Some people are storing multiple dumpsters

on their property because they do not pay for the dumpster until it is picked up by the waste management company. The board discussed tying the use of a dumpster to the building permit. By state law, a building permit is valid until the project completion, which could be an extended period of time. Tom Barrett asked if the zoning regulations could be amended to include a permit fee for construction dumpsters or PODs. Mr. Smerigan said that it was allowable and the board discussed if it could be a deterrent to development. They discussed attaching a fee to the permit which would be refunded when the dumpster/POD was removed from the property. The board decided to require permits allowing for one container/ POD per residence for a period of 30 days with two 30 day extensions allowable. The board plans to vote on the amended text and include it in the next Public Hearing.

Trustee Bob Dawson asked George Smerigan if the township was legally able to collect income tax for the ongoing Lake Erie Bluffs improvements. Mr. Smerigan said that it could be done because the land is included in the JEDD. He said that other communities that he consults with take advantage of this income stream. He said that it is basically an administrative task- the township would have to reach out to collect it.

Next, the board entered into a discussion of the Comprehensive Plan. Although he could not attend the meeting, Chris Corfias sent an e-mail that Chairman Welch read aloud, in which he said that he did not think that the plan adequately reflects a clear vision of what Perry Township should be in 2035 and beyond and thus was not ready to be recommended to the trustees for adoption. The gentlemen discussed whether the plan should be focused on a twenty to twenty five year plan or a five to ten year plan. The board agreed that the plan should have a broad vision of the township's future, but agreed that a plan that focuses on the the next ten years is appropriate. Randy Vermilya said that the plan has to be flexible and changeable when unexpected circumstances arise. George said that the important task is to ensure that the goals and the policy match. He agreed that

the unexpected can and should be expected, which is why the board re-visits the Comprehensive Plan every 5-10 years.

Art Zentgraf requested that George Smerigan reference the collection dates for the census numbers that are contained in the Comprehensive Plan.

The board scheduled a regular meeting for Wednesday, October 14, 2015 at 6:30 p.m. at the township offices. There being no further business, Art Zentgraf made a motion to adjourn the meeting. The motion was seconded by Tom Barrett. POLL OF BOARD: 4 Ayes. MOTION UNANIMOUS. Meeting adjourned.

(Minutes adopted January 13, 2016)

OCTOBER 14, 2015

The Perry Township Zoning Board held a regular meeting on Wednesday, October 14, 2015. Tom Barrett, vice chairman Randy Vermilya and chairman Mark Welch were in attendance. George Smerigan also attended the meeting.

Chairman Welch called the meeting to order. Vice chairman Vermilya asked Mr. Smerigan what authority the township would have to regulate the marijuana industry within its borders if the proposed marijuana legislation passes in the November election. George Smerigan said that it would be presumptuous to regulate anything at this point. He said that he believed the state would quickly seize the opportunity to regulate the industry, similarly to the way the liquor industry is regulated. He said that if either of the issues are passed, the township would have time to review its options in the time between the election and enactment of the legislation in 2016.

Next, the board reviewed the proposed draft of section 411 of the Zoning Resolution: Temporary Storage Units. Vice chairman Vermilya asked for clarification of a home occupation as stated in Section E. George Smerigan said that any type of business using a residential address and operating out of the home would fall under this classification. The board asked Mr. Smerigan to include construction dumpsters in this section so that the time that they are sitting on a property is better controlled than when they are regulated as part of the building permit.

The board entered into a discussion of the Comprehensive Plan. Randy Vermilya said that the amendments that have been proposed position the Township to be able to react to any proposals for new development. Laura

Stegman noted that the plan can't force development, the developers will pick the township and the plan will become a tool the administrators use to make decisions in the best interest of the community. Chairman Welch said that we re-visit the plan every five years or so to ensure that the plan is a reflection of the township at that time and a vision of the future of the township. Randy Vermilya made a motion to present the Comprehensive Plan, as revised and amended, to the Township Trustees. The poll was seconded by Tom Barrett. POLL OF BOARD: 3 AYES. MOTION UNANIMOUS.

The board will hold a regular meeting on November 11, 2015 at 6:30 p.m. at the township offices. There being no further business, Randy Vermilya made a motion to adjourn the meeting and the motion was seconded by Tom Barrett. POLL OF BOARD: 3 AYES. MOTION UNANIMOUS. Chairman Welch adjourned the meeting.

(Minutes adopted January 13, 2016)