

Shoreline Zoning Passes Port Master Plan Stalled

With only a minor amount of tinkering, the Shore District amendment to the Village Zoning Ordinance was passed by Council at a public hearing and special Council meeting on April 25. The unanimous vote was greeted with applause from the audience.

The new regulations will extend Village control over structures and uses along the shoreline. The applicability of previous regulations ceased at the shoreline, leaving the size, use and location of structures in the water to the discretion of the owner. This was tempered somewhat by the need to satisfy various State and Federal requirements.

The new guidelines create three new classifications for shoreline zoning - residential, commercial, and industrial. The shoreline will be zoned in a compatible fashion with the upland property. This is, in general, compatible with its current use. Each zone has a distinct set of regulations concerning allowable uses, structures, sizes and height restrictions.

These new guidelines go into effect immediately and will dictate such things as the number of slips that can be built, the amount of parking, the distance from adjoining property lines, height restrictions, number of boat launches, etc.

Several amendments were passed prior to passage. One changed the wording of the amendment to reflect the extension of the Village harbor line from 900 feet to one mile. That change was made at the April Council meeting.

Another amendment removed references to Coastal Zone Management programs of the State and Federal governments. A third amendment changed the wording of the allowable uses.

The Port Master Plan was also the subject of a public hearing the same day. Chuck Herndon attempted to get the plan passed an emergency, but was thwarted by other members who felt more time should be given for the public to view and comment on the finished product.

A motion to bring it to its first reading did pass. This means it might be another two months before a final disposition is made. It could, however, be passed as an emergency measure if the required majority can be mustered.

It will be brought for its second reading at the Council meeting scheduled for May 14. Copies may be inspected at the Municipal building.

The complete text of the section of the plan dealing with present and future residential land uses is included in this issue on page 9. Additional excerpts will be published in future issues.

Most Businesses Are Open

Most businesses on the Island are now open for the season, although some are open for limited hours.

The Caddy Shack, The Bag The Moon Saloon and the Casino all opened for business on May 1. All three place have special "D-7" liquor licenses which are only valid for the period from May 1 through October 31. These licenses, known as "resort licenses," are limited to the Lake Erie Islands and to Geneva-on-the-Lake, which is east of Cleveland.

The Bag the Moon Saloon, formerly the Porthole, is now owned and operated by Ken and Kathy Reddinger. Danny Ahner's Caddy Shack has some new interior decorations which include paneling and golf related pictures.

Matso's, an Island fixture since 1927, was recently sold and has reopened under the name Water Street Cafe. Bob Neubrandner, the proprietor of "Captain Bob's" restaurant in the General Store, will be running the new establishment. The Water Street Cafe, sporting some new interior paint, paneling and carpeting but minus the dollar bills on the ceiling, was open on May 2. The only fare for the evening was beer, since the liquor order had not arrived.

Kelleys Cove, formerly Popeye's, is now open. David's and The Southwinds gift shop are scheduled to open this weekend, while the new Lighthouse gift shop on Neuman's dock, will open on May 15. The gift shop at the Seaway Marina will now feature a line of swimwear.

And like the swallows and robins and turkey buzzards signal the coming of spring, the return of the MV City of Sandusky on May 3 heralds the arrival of the new season.

Transfer Station Cuts Hours

The Village Transfer Station hours have been changed and shortened for the summer season in an effort to save money. The facility will now be open daily, except Tuesday, for four hours a day only, between 11:30 and 3:30. Residents who have paid their availability fee will be issued a "Dump Club" card which is being issued at the Transfer Station, not the Municipal building. Disposal rates are six cents a pound for all items, except large appliances, and all refuse will be weighed.

Curfew Goes Into Effect May 15

A curfew for minors 17 years and younger will go into effect on May 15 and will continue in force until September 15. All minors under 17 must be off the streets by 11:00. Parents can be cited along with the children, according to Police Chief Schnitker. The infraction is a minor misdemeanor.

Zoning Appeal Board Says No - Twice

The Zoning Board of Appeals denied two requests for variances brought before it on Sunday, April 25.

In the first action, Dick Sennish was petitioning for a waiver of the 100 foot buffer zone required by zoning regulations for separation of C2 related structures from residential zoned land.

The land in question is opposite the entrance to the State Park on Division Street. Sennish is planning on building a "general store" at the location, and was requesting a sidelot setoff of 30 feet from adjoining residential property instead of 100.

In describing the new venture, Sennish said it would not compete with the downtown stores in everything, but would sell the basics needs such as "milk, bread, ice and pop". It would not have a liquor license, so no alcoholic beverages would be sold.

The business would also have a bait shop, rent bicycles and golf carts, and contain an amusement area..

The proposed structure is a of pole-barn type, 72 long and 40 wide. About half of that area would be devoted to retail space and the rest for storage.

One of the reasons he was seeking the variance, Sennish said, was because of the esthetics involved. He asserted a building partially hidden from view by a tree line close to its side would present a more attractive view than one more to the center of the property as would be required by the 100 foot buffer.

Several audience members voiced objections to the granting of a variance, claiming it would diminish adjoining property value.

The Board of Appeals denied the request saying there was plenty of property in the parcel and no hardship was demonstrated by Sennish as a result of the buffer zone requirement.

The other matter brought before the Appeals Board was a request by Robert Schnittker to build a garage within the 10 foot of the lot boundary. Schnittker, who was not present had informed

continued on page 6

??

What is more entertaining in Key West than the vendors on Mallory Square, sight seeing on Smathers Beach or hearing Pat Daily at Sloppy Joe's? Answers given below.



Bob Behlin's photo of unidentified tourist reading Perchie Press on Whitehead Street at Southernmost point in USA.

the Casino

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Sunday
9:00 AM - 3:00 PM
Monday-Thursday
8:00 AM - 7:00 PM
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Perchie Press "I-Team" photo of identified redhead leaving Southernmost Motel (parking lot) with Jack Terry.



Kelleys Island's own "Bag" girls along Titus Road :
Krista, Holly, Diana and Lindsay

Girl Scouts Pitch In and Pick Up

Four Island girl scouts, Krista and Holly St. Julian, Diana Coffman, and Lindsay Van Orman spent over two hours on Sunday, May 2 cleaning up debris on the Island. Marie St. Julian organized and closely supervised the event. The outing was a participation in both Earth Day and Clean Up Erie County week.

The four girls collected seven garbage bags of litter from Titus Rd. and the wooded areas of the State Park. They received patches from the CAC (Community Action Committee) and are entered into a raffle where they might win passes to Cedar Point or ecology kits. The Village displayed its generosity by allowing them to dispose of the bags for free at the Transfer Station.

Charter Fishing on SEATRADER I



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Walk-on Evenings 6:00 pm - 9:00 pm
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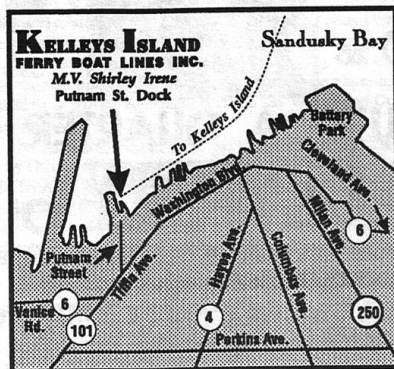
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LEAVE SANDUSKY	LEAVE KELLEYS ISLAND
8:00 a.m.	9:30 a.m.
*11:00 a.m.	*1:30 p.m.
3:00 p.m.	4:30 p.m.
Friday, Saturday, Sunday	
Additional Departure Time	
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Fare Schedule EACH WAY

Adults	\$3.00
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Cars	\$6.00

* The 11:00 and 1:30 trips on Tuesday and Thursday carry flammable supplies on board and will not carry passengers. However, cargo, including flammable supplies such as propane, can be scheduled for shipment on these voyages.

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First	Full	Last	New
			
May 9 10:43 AM	May 16 11:03 AM	May 24 10:53 PM	May 31 10:57 PM

Special Mother's Day greetings this weekend go to Nancy Valine and her husband, Tom, who recently had a little girl - Kelsey. Annie and Rob Coulon are also the parents of a new daughter, Mallory Renee, born April 30.

Birthday greetings this month go to Russ Matso, who celebrates his on May 1; He's also celebrating the sale of his business, which has now become Water Street Cafe. Other birthdays this month include Bob Larson on May 4 Marv Byer on May 21 Lori Crabill on May 27, and Dennis Kaiser on May 31.

And our thanks to Dennis Kaminski, who graciously offered us the use of the Casino to celebrate the Perch's 1st birthday on May 2, and even led the group in a rousing chorus of Happy Birthday (right after the national anthem for the Kentucky Derby--most appropriate!). Frank Yako and Lori Crabill led the choir, and helped make the first birthday celebration special. Thanks to all!

Bob Gruly was the lucky winner of the afghan that the EMT's raffled off on May 3. Bea Matso crocheted the afghan and donated it to the EMTs to use as a fundraiser. The money raised will be used to purchase additional equipment used by the team.

It was almost like finding the Dead Sea Scrolls when Jake Martin opened up his original copy of Ordinance 303 (zoning). There was the original and long sought after zoning map from 1979 that should put to rest the argument over whether Koster's dock was granted commercial zoning. It was.

Jaqueline and Walter Fijal have been reinstated to the roster of eligible voters after they were removed at the March voter challenge hearings.

Laurie James is going to Scotland with her sister to search for the roots of the McMillan family. Three days in London and then to Edinburgh. She has promised to send a picture of her and Nessie reading the Perchie Press at Loch Ness.

It was a lovely wedding in Avon Lake and, in spite of little spring showers, a lot of sunshine was seen on the faces of Mark Naufel and Beth Schmitz.



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Phases and Seasons

**HAPPY BIRTHDAY
BETH PALUS!**



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A CENTURY OLD**

**If ANYONE SEES BETH ON HER BIRTHDAY WEEKEND
May 15th THROUGH May 17th
PLEASE Wish HER A "HAPPY BIRTHDAY!"
A QUARTER May Just Buy You A Kiss!**

**BECAUSE IT'S
YOUR BIRTHDAY!**

Letters To The Editor

Dear Perchie Press

Ron, Seth, and I would like to thank the following people for donating their time, materials, and moral support in repairing the "Dwelle, Village, Schnittker" house.

Many, many thanks go to Jim St. Julian, Derrick Shinault, John Kuyoth, Cathy Coffman, Bruce Korenko, Rob Holmes, Bob Overcashier, Russ Matso, Dave Van Auken, Ken and Donna Singer, Eric Longbrake, Dale and Bob Schnittker, Bill and Cathy Hinds, Grandma P., June Campbell, Sharon Crotser, Don and Donna Nowak, Mark and Beth Naufel, Jake Martin and Don Haas. If not for their kindness and generosity we wouldn't be where we are today.

There is still some interior work, and much exterior work to be done. In time we hope to have the house back to its normal condition. Thanks again for all your help; we appreciate it.

Ron, Terri and Seth Schnittker

PS. Please, anyone with old screens that they'd like to get rid of contact Ron.

Dear Perchie Press,

I would like to take this opportunity to thank a few people who donated their time and effort to helping the police department prepare for the summer season. I would like to thank Paul Buescher, Jack Wade, and Bob Schnittker (Dad) for getting the radio antenna erected on the police department building. I would like to thank Bud Yoscovits and Bud Minch for donating the new sign on the front of the building (watch for it soon).

Plans are in the works for upgrading the interior of the police department. If you get a chance, stop by and visit. You will be given a "Get Out Of Jail , Free" card so you won't have to stay.

Thanks again,
Chief Ron Schnittker.

Thank you letter

Thanks to all who worked so hard to make the 1992 Welcome Back Fish Fry such a success, especially Rob Watkins and Bev Johnson, who organized the whole thing and kept everything on track. Others who deserve special thanks are: Virginia Neuman, Dan Neuman, Dave and Sharon Van Auken, Joann Wilson and Ken Neuffer, Lee and Barb Shadle, Penny Kyle, Dan Martine, Don Alexander, Gary and Jackie Finger, Bob Neubrandner and Dave, and everyone else who helped. Prizes and special gifts were donated by Neuman Boat Line, the Caddyshack, The West Bay, M/V City of Sandusky, The Village Pump, Joann Wilson, and Kelleys Cove.

Thanks, too, to the Emergency Medical Technicians, who set up a stand to do blood pressure monitoring.

I appreciate everyone's help in making this a successful event for the Chamber of Commerce.

Vicki Sullivan

The Perchie Press

P.O. Box 472

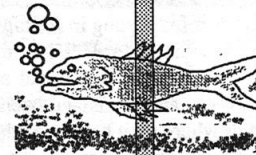
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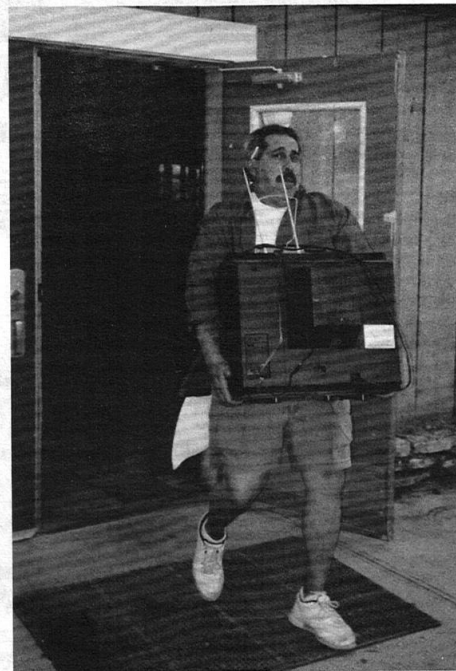
The Perchie Press is published 18 times a year. From November through March it appears monthly, the rest of the year twice a month.

Subscriptions are \$15 for a year, mailed to a United States address. Subscriptions to other countries available upon request.

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Your Window On The World of
KELLEYS ISLAND, OHIO



Looting Kelleys Island Style - Denny Kaminski robs from himself.

LANDOWNERS ASSOCIATION SPONSORS PICNIC

The Kelleys Island Landowners Association will be sponsoring a "Meet Your Neighbors Picnic" on May 16th. The regular meeting of the Land-Owners will also be held that day in the Village pavilion at 11:00 AM. The picnic will follow at approximately noon. The Landowner's Association will provide meat, beer and soft drinks, while those attending are expected to bring along a covered dish, and table service.

The Landowner's officers and directors for this season are: President, John Carrig; Vice President, Jennifer Koba; Secretary, Sue Clepper; Treasurer, Jim Hodgson. The directors are: Ray Arnold, Bill Bonezzi, Barbara Coleman, Emma Dalpiaz, Caroline DeBoard, Ed Frindt, Don Haas, Tim Koba, Jeannette Koscho, Tony Kuchar, Bonnie Meyers, Norman Pahler, Barbara Shadle and Vicki Staas.

The KILA is interesting in adding new members. The objectives of the Association are: 1. To remain constantly alert and vigilant to any situation that could adversely affect the needs of the members and the Island itself. 2. To provide the members a forum where they have the opportunity to present ideas, problems and information. 3. To obtain public and legislative recognition and action where the needs and rights of the members are affected. 4. To provide appropriate channels for members to cooperate with government agencies in the solution of problems. 5. To contribute money for Island projects.

Anyone needing more information on either the picnic or the organization should contact an officer or director.

Zoning Appeals - continued from Page 2

the Appeals Board that this would allow him to turn into the garage more easily from his driveway. Most members expressed reluctance at voting no on the matter, but in doing so said they had to vote the issue not the personality. The denial was unanimous, again for lack of a demonstrated hardship justifying the variance.

Bubbles From the Perch

The collection of data for the Perchie Phone Publication is well under way, and a May 31 deadline for submission of material for the book has been set. Response to date has been good.

The compilation of the book has been undertaken for several reasons. First, the book currently in use is two years out of date. Second, the recent implementation of the county wide 911 system required that actual street number be assigned to Island structures. This information has never been provide in published form before. And third, almost all other phone publications ignore the uniqueness of the demographics of Island residents. The intent of this publication is to allow for the migratory habits of our citizens by allowing up to three (or more if necessary) discrete listing for residences.

Although its primary intent is as a source of phone information, listings will be included for individuals without a phone, or for those who want their address listed even though they have an unpublished phone number.

It's That Time of the Year Again

Severe weather in Ohio usually occurs in the form of thunderstorms and tornadoes. On the average there are 35 to 50 thunderstorm days and 12 tornadoes each year. Most thunderstorms occur during the spring and summer. Only seven of Ohio's 88 counties have failed to record at least one tornado since 1953 and Lorain County has more tornadoes than any other county. Tornadoes may approach from any direction; however about 90 percent of them come from the southwest, west southwest or west. Although tornadoes have occurred during every month, about 7 out of 10 tornado occur between April 1 and July 31. Nearly three out of four tornadoes in Ohio touch ground between 2 and 10 PM EST. The greatest outbreak of tornado activity (148) ever reported occurred in Ohio and adjoining states on April 3-4, 1974. Xenia, Ohio suffered devastating losses of life and property.



MARBLEHEAD SERVICE APRIL 23 - MAY 21 MONDAY - THURSDAY

Leave Marblehead 7:30 am thru 4:30 am	EVERY HOUR	Leave Kelleys Island 8:00 am thru 5:00 pm
Leave Marblehead 7:30 am thru 11:30 am	FRIDAY EVERY HOUR	Leave Kelleys Island 8:00 am thru 12:00 N
12:30 pm thru 8:30 pm	EVERY ½ HOUR	1:00pm thru 8:00 pm
Leave Marblehead 7:30 am	SATURDAY	Leave Kelleys Island 8:00 am
8:30 am thru 2:30 pm	EVERY ½ Hour	9:00 am thru 3:00 pm
3:30 pm thru 6:30 pm	EVERY HOUR	4:00 pm thru 6:00 pm
Leave Marblehead 8:30 am 9:30 am	SUNDAY	Leave Kelleys Island 8:00 am 9:00am
10:30 am thru 6:30 pm	April 26, May 3, 10 EVERY ½ HOUR	10:00 am thru 7:00 pm
1:20 pm thru 6:40	May 17 - ½ Hour Service 10:30 - 1:00 THEN EVERY 20 MINUTES	12:50 pm thru 7:10 pm

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 E Y G A R T E T A R B U C U L E H E L E
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 I N H I O B E S Y N R P A U H E M L A A
 D T N E M T I M M O C A A E H Y P O T P
 I I N E A C A S A H P E N T R C T N U S
 R A M M A R G R T V O U C H S A F E R E
 H E B I R C S E D N O I T A C I F I E D
 E L B A T S I S E R R I N O C U L A T E

RHONDUH'S REVENGE

Rhonduh Behnke, The Perchie Proofer, has submitted this word search puzzle which contains some of her favorite words. The first group of words, which are contained in the letters above listed diagonally, frontwards, backwards, vertically or horizontally, were the winning final word in the Scripps Howard National Spelling Bee for the years 1965 to 1991. The second group are from her list of commonly misspelled words. And the left over letters of this version also convey a message to a subscriber.

Spelling Bee Stumpers

- | | |
|---------------------|---------------------|
| 1965. ECZEMA | 1987. STAPHYLOCOCCI |
| 1966. RATOON | 1988. ELEGICAL |
| 1967. CHIHUAHUA | 1989. SPOLIATOR |
| 1968. ABALONE | 1990. FIBRANNE |
| 1969. INTERLOCUTORY | 1991. ANTIPYRETIC |
- Commonly Misspelled Words**
- | | |
|-------------------|-----------------|
| 1970. CROISSANT | 1. HUMOROUS |
| 1971. SHALLOON | 2. ALREADY |
| 1972. MACERATE | 3. MINATURE |
| 1973.. VOUCHSAFE | 4. MYSTERIOUS |
| 1974. HYDROPHYTE | 5. INOCULATE |
| 1975. INCISOR | 6. IRRESISTABLE |
| 1976. NARCOLEPSY | 7. DESPAIR |
| 1977. CAMBIST | 8. COMMITMENT |
| 1978. DEIFICATION | 9. BUREAU |
| 1979. MACULATURE | 10. FORTY |
| 1980. ELUCUBRATE | 11. RHYTHM |
| 1981. SARCOPHAGUS | 12. DESCRIBE |
| 1982. PSORIASIS | 13. GRAMMER |
| 1983. PURIM | 14. FOREIGN |
| 1984. LUGE | |
| 1985. MILIEU | |
| 1986. ODONTALGIA | |

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 43438.*

Community Bulletin Board

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 Monday, Wednesday Thursday, Friday, Saturday, Sunday
11:30 AM - 3:30 PM

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Hours Through May 30, 1992
 Wednesday and Saturday
 10:30 a.m. - 12:30 p.m.
 For Information Call
 Lillian Phinney 746-2356

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 Baptisms or Marriage Arrangements - Contact Pastor or Chaplain
 Weekly Religious Education for Grades 1-8
 Altar and Rosary Society Meets the Last Tuesday of Each Month.
 Rosary is Recited at 7:00 p.m. in Church - Everyone is Welcome

Zion Methodist Church

Sunday School 9:30 Worship Hour 10:30
 J. Warren Walton, Pastor

Residential Land Use

The following two pages contain the entire text and recommendations on residential land use from Chapter 6 of the Port Master Plan. This discussion involves the adoption of zoning mechanisms that could impact Island growth and land use. The two maps referred to in the opening paragraph (Existing and Future Land Use) were printed in the August issue of the Perchie Press and are available, in multi-color format, for inspection at the Village offices. The adoption of the Master Plan, which will provide guidelines but not constitute enactment of any of the specific proposals, will come for its second reading at the Council meeting on May 14.

VI. LAND USE

A. Introduction

Kelleys Island presently contains 12 varieties of land uses that are shown on the Existing Land Use Map at the end of this section. This map was used as the basis for projecting the future land uses that appear in the Future Land Use Plan also at the end of this section. A discussion follows along with recommended strategies for residential, commercial, industrial and parks and recreation development, the major land uses on the Island.

B. Residential Land Use

The 1990 Census reports an increase of 170 housing units in the last ten years, from 417 to 587 units. Although there has been a slight increase in year-round population and therefore year-round households, the greatest growth has been in the area of seasonal housing. This has been verified by the Erie County Health Department, which reports that the majority of septic tank permits issued are for seasonal use.

Based on historical trends, it can be concluded that there will be some year-round housing growth in the future, but the greater demand will be for seasonal or vacation homes, which tend to be varied in style ranging from the rustic to the elegant. These serve as second homes for a variety of age groups and family sizes. Therefore, architectural compatibility with existing historic homes will continue to be a concern. This is discussed more fully in the Historical and Archaeological Resources section of this Plan. Demand for year-round housing will, of course, increase slightly when additional year-round industry is located on the Island.

Houses are of varied architecture, many being historical. Some lots in older residential areas have barns, sheds, or old storage buildings that enhance the rural character of the Island. Some single-family residences include cottages on their lots which are seasonally rented. Recently built log homes can be found, as well as some abandoned houses.

Some mobile homes are located in areas other than those zoned for mobile homes. The Village is without a housing code and, therefore, has no basis on which to distinguish a mobile home from a permanently-located house. This has created some problems for the Village in the past.

Due to a greater potential for different types of housing for vacation homes, a workable housing code should be established. Equipped with this, the Village would be in a better position to restrict the location of mobile homes to designated sites.

The current zoning ordinance contains a minimum lot size requirement of 15,000 square feet with a minimum living floor area of 960 square feet. Many lots were subdivided prior to this current zoning ordinance being established and are smaller than the minimum. It is not possible to build on these lots with the minimum floor area required and also meet the building setbacks established in the ordinance. According to the Village Solicitor, variances would have to be granted.

At present, existing subdivisions contain more vacant lots than developed lots with the greatest percentage of residential development being in the south half of the Island. The Planning Commission has calculated that, with the current minimum lot size and the remaining acres of undeveloped land, a potential for 6,000 additional building lots exists.

The Village is concerned about the continued residential development of the Island at the current density. The four major issues regarding future residential development are listed below followed by a more detailed discussion of each issue:

1. The environmental impact of additional septic systems given the severe soil limitations for sewage effluent present on the Island.
2. The impact on the Island's environmentally sensitive areas

such as its wetlands, shoreline, flood and erosion hazard areas, habitats of rare, threatened and endangered species, and preservation areas owned and operated by the Ohio Department of Natural Resources (ODNR) and the Cleveland Museum of History.

3. The impact on the existing historical and rural character of the Island. These features make the Island an attractive destination for visitors.
4. The Village's financial capability to afford construction and maintenance of additional infrastructure.

Residential areas depend on individual septic tanks and leach beds or leach fields for disposal of sewage effluent. Septic systems create potential pollution problems on the Island because of inadequate filtration of sewage effluent and contamination of ground water due to the Island's shallow rock and high water tables much of the year. Table 14 which appears in the Environmental Features section, shows that each of the 18 soil types present on the Island has severe limitation for the disposal of sewage effluent.

The Erie County Health Department regulates the use of septic tanks and issues permits for their installation and operation. The required square footage for a leach bed is based on the number of bedrooms in the residential unit and the soil percolation rates.

Some lots are too small to allow for the installation of a leach bed. When this occurs the potential homebuilders may have the option of buying an adjoining lot in order to have sufficient land to build and also meet the leach bed square footage requirements. These requirements are reduced by one-third when the residential unit is for seasonal use only.

The Health Department has some concern over improper filtration of effluents when septic tank systems originally installed for seasonal operation are used on a year-round basis and when soil percolation rates are slow in combination with seasonal or year-round high water tables.

In the latter case, a mounded system can be installed that requires importing soils from other areas and building a mound in which to discharge effluents. The cost of constructing such a system, however, is currently \$8,000 to \$12,000 and requires 3,000 to 3,500 square feet of land. Such a system may not be feasible for seasonal use due to the high costs involved. The building of a vacation home could easily be deterred where such a mounded system is needed.

A centralized sewage treatment and collection facility would overcome these problems, however, the Village does not have the financial resources to undertake the construction of such a facility.

Future residential development at the current minimum lot size could negatively impact on the Island's environmentally-sensitive areas that are shown on maps and discussed in the Environmental Features section of this Plan. Intensive development along the shoreline and in flood and erosion hazard areas should be avoided as well as development in and near wetlands, preservation areas and habitats of rare, threatened and endangered species.

Intensive shoreline development would interfere with scenic vistas of Lake Erie and there is always the risk of possible erosion and flooding even with erosion and flood control devices. Development in flood and erosion hazard areas needs to be well-regulated not only to protect potential development from ruin but to preserve the environmental value of these areas.

The negative environmental impact due to the loss of, or filling in of, valuable wetlands has been well documented in recent years. The value of these areas in reducing pollution, controlling potential flooding, providing habitat for waterfowl, as well as their cultural and recreational value would be lost if intense residential development occurred in and around these areas.

Habitats of rare, threatened and endangered plant and animal species would also be affected by intensive development as many of these species thrive in unpopulated areas that have been preserved in their natural, undeveloped state. Because Kelleys Island contains over 60 types of these species, the Cleveland Museum of Natural History owns and maintains approximately 100 acres on the Island for the purpose of preservation, education and research of these rare species. In order to preserve these areas and reduce the threat of their loss, it would be beneficial if future residential development was at a lower density than the minimum lot size regulated by the present zoning ordinance.

In addition to the preservation areas maintained by the Cleveland Museum, ODNR maintains the 661-acre Kelleys Island State Park which contains a campground with 129 sites. The majority of the park acreage is maintained for preservation purposes. Intensive residential development on the Island would take away from the attraction of the State Park as a natural area. There are private

campgrounds on the Island that could also be negatively affected by development on the Island.

Future residential growth could also impact upon the Island's unique historical and rural character. Intensive residential development could detract from these significant features by being incompatible with existing historic buildings and sites. In addition, as new homes state dotting the landscape, the Island's open and rural character would be lost. Increasing the minimum lot size would help to preserve the rural character of the Island by encouraging open space.

Continued development of the Island at its current minimum lot size could excessively burden the Island's existing infrastructure, particularly its roads and water system. The Village does not have the financial resources to construct and maintain additional roads and expand its water distribution system if substantial residential growth occurred. Currently as well as in the past, the Village has had to rely heavily on grant funding for improvements to its infrastructure.

Higher-density residential development may require the construction of sanitary sewers and a treatment plant. It would not be financially feasible at the present time to install a centralized system because an extremely high debt would be incurred by a relatively small number of households. In addition, sewer lines are expensive to install, especially in shallow rock areas. Potential grant monies to help offset the cost are becoming more scarce each year.

For all of the above reasons, it would be beneficial to the Island if future residential growth was regulated by a lower density rate than at present.

There are some multi-family housing opportunities on the Island. "The Quarry", a condominium complex, is currently under construction and, when completed, will provide 60 residential units for rent or sale. A number of duplexes exist in R-1 areas as well.

The future demand for multi-family housing in a vacation home market of the size of Kelleys Island will most likely be met by the planned units at The Quarry and by duplexes available on the Island.

There are a number of lodging establishments in both commercial and residential areas. Those in residential areas tend to be "Bed and Breakfast" operations and cottage rentals. There are currently no regulations in the zoning code that address either type of lodging.

Bed and Breakfast establishments are the fastest growing segment of the tourist industry. Their location in residential areas will need to be addressed in the Zoning Code, as there will likely be a greater demand for these in the future.

Land uses in conflict with residential areas are found throughout the Island. Some are where commercial uses abut residential areas. These are the areas around the Kelleys Island Wine Tasting Company, Sea Trader Marina (Kosters Dock), the Downtown area (including the marinas where tour boats dock), Seaway Marina, Sunset Point, West Bay Inn, and a commercial use on Titus Road. Other conflicts are where the quarry abuts residential areas, especially to the south and west and a manufacturing area located in a predominantly residential area on Woodford Road.

Potential conflicts between residential and other land uses can be alleviated somewhat by encouraging buffers of open space, landscaping and/or mounding between the two conflicting uses.

Therefore, the following strategies are recommended for preserving, protecting and insuring continued residential integrity on the Island

1. ADOPT A BUILDING CODE THAT WILL INSURE COMPLIANCE WITH ACCEPTED BUILDING PRACTICES AN WHICH CONTAINS PROVISION FOR MOBILE HOMES AND MANUFACTURED HOMES
It is possible to adopt the Ottawa County Housing Code by initiating a contractual relationship with the Ottawa County Building Department. Erie County does not have a Building Department, but may have one in the future.

A resolution will need to be passed adopting their regulations and designating the Building Department to perform all new housing inspections. In addition, a written agreement between the Village and Ottawa County Commissioners would be required.

The Council of American Building Officials Regulations is the code used by Ottawa County

2. CREATE A NEW RESIDENTIAL ZONING CLASSIFICATION WHICH WOULD REQUIRE A MINIMUM LOT SIZE OF ONE ACRE (R-1A)

Larger lot sizes would assist in the preservation of some of the open space on the Island, relieve potential pressures on the infrastructure, and reduce potential traffic-related problems.

This new zoning classification would reduce potential pollution problems associated with septic tanks used in higher density residential areas.

Larger lot residential development would be consistent with the rural character of the Island. Area not presently subdivided could be included in this classification.

3. CREATE AN AGRICULTURAL ZONING CLASSIFICATION WHICH

WOULD REQUIRE A MINIMUM LOT SIZE OF ONE ACRE BUT WOULD ALLOW FOR OTHER USES SUCH AS FARMING, TREE AND PLANT NURSERIES, AND SOME CUSTOMARY HOME OCCUPATIONS.

This classification could help preserve open space while permitting some uses not found in residential zoning such as barns and outbuildings, thus preserving the rural character of the Island.

Use of this zoning classification should be entered into by the property owner on a voluntary basis.

4. ENCOURAGE REPLATTING (WHERE POSSIBLE) OF EXISTING SUBDIVISIONS WITH LOT SIZES BELOW THE CURRENT 15,000 SQUARE FOOT MINIMUM.

The procedure for vacating or altering a plat is outlined in Chapter 711 of the Ohio Revised Code. Application must be made by two-thirds of the landowners to the Court of Common Pleas.

Provisions for replatting exist in the current Village Subdivision Regulations. This procedure would be effective where there are a large number of vacant lots in relation to total lots and where existing lot owners in the subdivision would not sustain damages because of the replatting.

5. ENCOURAGE COMBINING OF LOTS WHERE EXISTING LOTS ARE TOO SMALL TO ACCOMMODATE ALL OF THE SQUARE FOOTAGE REQUIREMENTS FOR THE HOUSING STRUCTURE, THE EXISTING SETBACK REQUIREMENTS AND THE PARTICULAR SIZE SEPTIC AND LEACH BED NEEDED.

6. ENCOURAGE RESIDENTIAL SUBDIVISIONS WHICH DEDICATES PART OF THE SUBDIVISION TO PARK OR OPEN SPACE USES TO BE MANAGED BY THE VILLAGE.

This would assist with the preservation of open space, public sites and natural features in residential areas.

There are currently provisions for dedication of such uses in the Village Subdivision Regulations.

7. CREATE A PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION

PUD's allow for a mixture of residential and other land uses in close proximity to one another while maintaining the overall housing unit density of the residential zone. Homes may be clustered together but surrounded by common areas of open space. Parks, some retail and possibly office space could be included. In this way open space is preserved, while allowing for some development.

PUD's are not a part of the official zoning map until they have been approved and a rezoning of the particular parcel is requested by the property owner.

8. RESIDENTIAL AREAS SHOULD BE BUFFERED FROM NON-RESIDENTIAL LAND USES THROUGH THE USE OF BUFFER STRIPS OR AREAS OF OPEN SPACE, WOODED SPACE, LANDSCAPING OR MOUNDING.

Developers should be encouraged to use buffering where residential developments abut conflicting land uses, so that potential problems can be prevented. This would protect the interests of the developer and should be a positive selling point for the properties. Future residential developments abutting the quarry is discussed under industrial land uses.

10. AMEND THE ZONING ORDINANCE TO INCLUDE BED AND BREAKFAST REGULATIONS.

Bed and Breakfast Homes could be permitted as a conditional use in any residential district or historic district. These would be defined as any owner-occupied home which contains from one to four guest rooms for hire or for lodging.

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Island Stars In Two New Videos

Islanders and regular visitors will remember the day last summer when Kelleys Island was one of the sites of the Third Annual Offshore Alley Poker Run, when forty fast boats stopped here for two hours on an all-day rally that also took them to Put-in-Bay and Leamington. The excitement of that day has been captured on a new video, Offshore Alley Poker Run, that has just been released by Fast Boats Video. The 40-minute video, produced by Dennis Kaiser and Lori Crabill of the Casino, features beautiful footage of all three destinations, as well as the kind of action pictures that make you want to run out and buy one of those boats.

First stop on the poker run was Kelleys, and the voice-over mentions the Indian pictographs and glacial grooves while showing aerial footage of the downtown area. Poker Runs are mobile parties, where a group of friends gets together for an all-day event that lets them enjoy their boats, race with their friends, and make several stops in the local area. Their stop here was at the Casino docks, and much of the filming was done here by helicopter.

Several Islanders will spot themselves in the crowd photos--at the time, it seemed that most of the Island was there to see these awesome boats. The most familiar boat is Jaws, of course, owned by Dennis Kaiser. It is a 39 foot catamaran with 1800 horsepower, and cruises at better than 80 miles an hour. The video ends with stunning photos of Jaws heading home from Leamington, barely touching the water. It looks like the kind of ride that makes Cedar Point tame by comparison. Any boating enthusiast who hasn't been for a ride in one of these boats will certainly want to do that after watching the video.

Fast Boats and Beautiful Women is another release by Fast Boats Video, and its title is exactly right. It features lots of models and lots of fast boats, showing us the glamour that is associated with offshore boat racing. It also shows Express Catamarans as the perfect fantasy toy: you can go fast without speeding tickets, have the thrill of owning something beautiful without all the work associated with a house, and you can enjoy the camaraderie of a group of like-minded friends who enjoy the same things. This video is very much a promotional piece for a sport that few people have seen, except on ESPN.

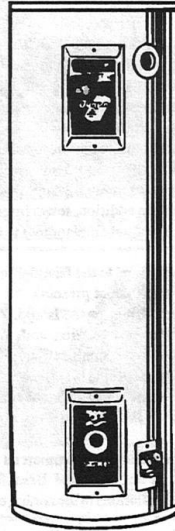
Both videos are available locally, at the Casino and the grocery stores, and will be available in video stores soon.

Springtime Water Tips

Contributed by Bruce Korenko, Water Department Superintendent in Training

1. When you turn your water on for the first time of if it has been off for a while, let the water run through all taps slowly for 30 minutes. This assures that you are receiving fresh water and not water that has been standing in your pipes. This also allows natural sediment and corrosion to flush itself out of your pipes.
2. If you are using Village water, that 30 minute flush also

Get a water heater for free or for \$100!



Hancock-Wood Electric will give you a free electric water heater for use on Kelleys Island if it is a first-time installation or if you are converting from oil or propane. You pay just \$100 if you change out an electric. These high-efficiency tanks carry eight-year warranties against leakage. Also, Hancock-Wood will service the elements and thermostats during regular business hours at no charge as long as you have one of our radio-controlled switches. Call Hancock-Wood today to learn about the tanks, our incentives and the radio-controlled switches.

Call 746-2533

assures that chlorine generated by the plant flushes out your interior plumbing.

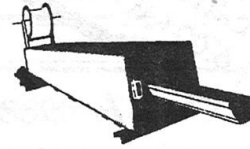
3. Spring is the busiest time for the Kelleys Island Water Plant. To effectively schedule your meter in or handle any problems you have with your Village Water supply when you arrive, it is necessary that you provide the plant with a minimum of one week's notice so that we can be sure your water meter is installed and that your water is being furnished to the house. On busy weekends, we sometimes get multiple requests for meter installations to be done immediately. Since each one takes some time, that few days notice allows us to get everyone's meter installed so that all we have to do is turn the water on to get you up and running.
4. Why do we require that someone be present when we actually turn the water on at your house? Good Question! We don this to assure that there are no leaks that may have occurred during the winter. If the water were turned on with no one present even a small leak could cause considerable damage until it was discovered.
5. You may have notice that the message on the answering machine at the water plant has been updated. If you have any problems, requests, or questions about your water service, please call the plant at 746-2555. This machine is checked regularly. If you contact anyone other than the plant, your request will probably take longer to reach us. If you get the answering , don't be afraid to leave a message; sometimes we are there, but simply unable to catch the phone in time. Calling the plant four times in a row and hanging up just defeats the purpose of the answering machine.

MIDWEST SIDING COMPANY

VINYL OR ALUMINUM SIDING

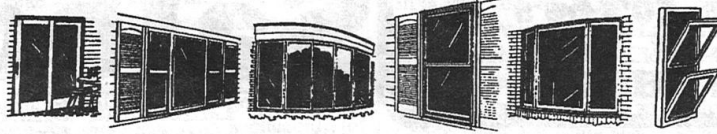


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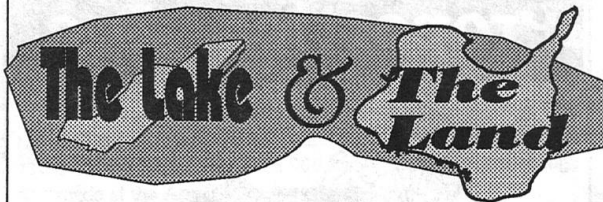


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It's The Largest American Island, but...



We all know that Kelleys is the largest American Island in Lake Erie. We also know that many of the other islands in Lake Erie are inhabited (and most are civilized). But how does this collection of Island compare with those in the rest of the Great Lakes System? A quick glance at the table will show that the Lake Erie Island group is quite small in relation to the rest of the islands in the Great Lakes and interconnecting water ways.

Lake Huron leads the way with nearly half of the island shoreline of the total system. A surprising revelation in the data is that islands in Lake Huron have more combined shoreline than the mainland. There are literally thousands of little islands in Lake Huron, as well as some rather large ones like Manitoulin and Drummond, and famous ones like Mackinac. Almost all of these islands are located near the mainland. Another interesting item about Lake Huron is that its mainland shoreline is longer than Lake Superior, which is almost a third bigger in surface area.

Lake Erie is tied with the Detroit River for length of island shoreline. The noteworthy islands of the Detroit River, as

	Area in Square Miles	Island Shoreline In Miles	Mainland Shoreline In Miles
Lake Huron	23,000	1,977	1,850
Lake Superior	31,700	997	1,729
St. Lawrence River	235	352	301
Lake Michigan	22,300	238	1,400
St. Mary's River	89	152	95
Lake St. Clair	430	127	130
Lake Ontario	7,340	78	634
Lake Erie	9,910	72	799
Detroit River	39	72	60
Niagara River	23	37	69
St Clair River	21	5	58
TOTAL	95,087	4,107	7,125

everyone knows, include Zug, Fighting, Grosse Ile, Boblo, and Belle Isle.

It should also be pointed that the data listed for the St. Lawrence River are only for the portion from Lake Ontario to Cornwall, where the St Lawrence leaves the Great Lakes drainage basin (this is important or because it would be difficult to explain how a 540 mile long river could have a shoreline of only 301 miles). But it still ranks a healthy third place on the list, thanks to the famous "Thousands Islands" which stretch across the top of New York.

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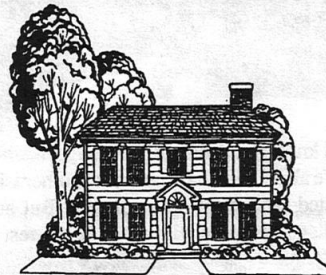
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