

Perry Township  
Regular Meeting Minutes  
April 1, 2026

**Present:** Mark Fulks, Supervisor; Troy Parmalee, Treasurer; Francis Griffith and Mark Fraser, Trustees.

**Absent:** Veronica Howard, Clerk

**Guests:** Beth Andrus, Planning Commission; Al Sipes; Basam Malik; Justin Horvath; Steve Kingsley

The Supervisor opened the meeting with the pledge to the flag.

Motion by Fraser, supported by Griffith, to approve the agenda as presented. All ayes Carried.

Motion by Parmalee, supported by Griffith, to approve the March 4, 2026 Regular Meeting Minutes. Motion carried.

**Public Hearing-** Industrial Development District (Tembo Real Estate Holdings, LLC)

Public hearing opened at 7:03 PM.

Request to establish an Industrial Development District (IDD) for property along Lansing Road.

Open for public comment-

Justin Horvath spoke on changing the district for the abatement process. Supports the expansion and growth of project.

Mr. Kingsley- Project involves construction of a new industrial building for a woodworking/cabinet business expansion. Facility to increase from approximately 6,500 sq. ft. to 16,000 sq. ft. Planned showroom and production space. Anticipated employment growth of 7 to approximately 9+ employees. Construction expected to begin around May/June pending final approvals.

Public hearing closed at 7:11 PM.

Motion by Troy Parmalee to approve Resolution 06-2026 establishing an Industrial Development District for Tembo Real Estate Holdings, LLC. Seconded by Mark Fraser. Roll Call Vote: Fulks, Fraser, Griffith, Parmalee. Motion carried.

**Reports:**

**SSESA:** Special meeting held March 31, 2026 to approve repairs for on Engine 1.

**DDA:** DDA meets quarterly. Next meeting April 15 at 6:30 PM.

**Zoning:** 2 Special Use Permits and 1 Variance Request.

**I-69:** Discussed project in City of St. Clair. Updates on corridor development and federal funding efforts.

**SEDP:** New focus groups for AI.

**Planning Commission:** Discussion of zoning ordinance updates. Resignation of one member; vacancy to be filled.

Fraser moved to approve the financial statement to pay the bills. Griffith seconded. Roll Call: Fulks, Fraser, Griffith, Parmalee. Motioned Carried.

**Correspondence:** Paser Report, SSESA- February 2026 Minutes

**Public Comment:** Justin spoke on ground breaking for K+J Repair.

#### **New Business:**

- **2026-04 Litter Ordinance** - Motioned by Fulks to adopt the Litter Ordinance. Seconded by Griffith. Roll Call Vote: Fraser, Griffith, Fulks, Parmalee. All Ayes. Motion carried.
- **2026-03 Motor Vehicle Storage and Repair Ordinance** - Motioned by Griffith to adopt ordinance regulating storage of inoperable/junk vehicles. Seconded by Fraser. Roll Call Vote: Parmalee, Griffith, Fraser, Fulks. All Ayes. Motion carried.
- **92-1 Sewer Ordinance Amendment**- Quarterly rate increased from \$60 to \$80. Inspection fee increased from \$50 to \$150. Updates to lien procedures and administrative language. Motioned by Fraser to approve amendments. Seconded by Griffith. Roll Call Vote: Parmalee, Griffith, Fraser, Fulks. All Ayes. Motion carried.
- **Road Work- Crack Sealing**- Motioned by Parmalee to approve crack sealing for Beard Road and partial Britton Road, not to exceed \$50,000. Seconded by Griffith. Roll Call Vote: Griffith, Parmalee, Fraser, Fulks. All Ayes. Motion carried.
- **Land Division Application**- Motioned by Fulks to approve Perry Township Land Division Application form. Seconded by Griffith. All Ayes. Motion carried.

**Public Comments:** Beth Andrus asked questions regarding ordinance publication and enforcement timelines addressed. Clarification provided on code enforcement procedures and contractors.

**Adjourned:** Parmalee moved; Griffith seconded. All ayes. Carried.

Veronica Howard, Clerk

<https://youtu.be/GRdoc01JBOg?si=nDU00RU02w7t1rsI>