

**Perkins Township Board of Zoning Appeals**  
**January 4th, 2021 4:00 p.m.**  
**Meeting Room, Township Services Facility**  
**2610 Columbus Avenue, Sandusky, Ohio**  
**Agenda**

- I. Call to order.
- II. Pledge of Allegiance
- III. Roll Call – Members of the Board and Staff
- IV. Approve Minutes from meeting on November 16th , 2020
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. APPLICATION #BZA2020-19 An application was made by Ohio Eastern Express seeking the approval of a variance to the Zoning Resolution to accommodate an enclosure to an existing accessory structure. The proposed addition would be setback a distance of 9.8 7/8 ft. from the east side lot line whereas Section 21.5 of the Resolution requires a side yard setback distance of 30 ft. in an “I-2”/Heavy Industrial District. A variance of 21.1 1/8 feet is requested.
- VIII. Staff reviews the Community Development staff report.
- IX. Open the Public Hearing.
  1. Applicant/Appellant Presentation
  2. Audience remarks:
    - a. “For” Request.
    - b. “Against” Request.
- X. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XI. Discussion from Board.
- XII. Motion & Second. Discussion on motion by Board. – Roll Call Vote.
- XIII. APPLICATION #BZA2020-20 An application was made by the Olio Development on behalf of Raising Canes at 5218 and 5306 Milan Road (3 2-01999.000, 32-02355.000, 32-01744.000 respectively) for several variance requests. The variance requests are in regard to a new commercial development. The application seeks the approval of three (3) variances. Requests include: (1) A variance to the requested for a flat roof for a one-story building whereas Section 25.25 C(1)(f) of the Zoning resolution only allows a flat roof for structures two (2) stories or greater in height or for a building that is ten thousand (10,000) sq. ft. or more on a single floor and concealed by a parapet wall. A variance for a flat roof is requested. (2) A variance for window transparency whereas the building will only have 13% glazing on the building frontage whereas the Zoning Resolution 25.15 (C)(1)(d)(1 requires building walls facing the right-of-way

Board:  
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Staff:  
Clerk – Melanie Murray

to have 25% glazing; (3) A variance for increased building signage to 315 sq. ft. where 168 sq.ft. is permitted per Section 28 (12)(4)(c) of the Zoning Resolution.

- XIV. Staff reviews the Community Development staff report.
- XV. Open the Public Hearing.
  - 3. Applicant/Appellant Presentation
  - 4. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
- XVI. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVII. Discussion from Board.
- XVIII. Motion & Second. Discussion on motion by Board. – Roll Call Vote.
- XIX. APPLICATION #BA2020-21 An application was made by the Olio Development on behalf of Raising Canes at 5218 and 5306 Milan Road (3 2-01999.000, 32-02355.000, 32-01744.000 respectively) for a Conditional Use Permit. A Conditional Use Permit is needed to accommodate a proposed drive thru restaurant.
- XX. Staff reviews the Community Development staff report.
- XXI. Open the Public Hearing.
  - 5. Applicant/Appellant Presentation
  - 6. Audience remarks:
    - a. "For" Request.
    - b. "Against" Request.
- XXII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXIII. Discussion from Board.
- XXIV. Motion & Second. Discussion on motion by Board. – Roll Call Vote.
- XXV. Old Business.
- XXVI. New / Other Business.
- XXVII. Adjourn Meeting.

Board:

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Staff:

Clerk – Melanie Murray  
Secretary – Melissa Vassallo