

## PERKINS TOWNSHIP BOARD OF ZONING APPEALS MEETING

Held By: Perkins Township Board of Zoning Appeals  
Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue  
Date: February 18, 2020  
Time: 4:00 p.m.

Board Members Present: Mr. Larry Pitts, Chairperson  
Mr. Ted Kastor, Vice Chairperson  
Mr. Michael Bixler

Board Members & Staff Absent & Excused: Mr. Gary Boyle, Administrator  
Mr. David Bertsch, Alternate  
Mr. Will Spence  
Mr. Gary Gast  
Mr. Kathy Niehm, Secretary

Staff in attendance: Ms. Melanie Murray, Planner/ Zoning Inspector

### I. Call To Order

Mr. Pitts called the meeting to order at 4:00 p.m. and welcomed everyone. Mr. Pitts led the Board and the audience with the Pledge of Allegiance. Mr. Pitts explained to the audience how the meeting will take place. Ms. Murray took roll call.

### II. Minutes

Mr. Pitts asked for a motion on the January 21<sup>st</sup>, 2020 minutes. Mr. Kastor made a motion to approve the January 21<sup>st</sup>, 2020 minutes as submitted. Mr. Bixler seconded the motion. Roll Call: Mr. Pitts, yes; Mr. Kastor, yes; Mr. Bixler, yes; The minutes were approved as submitted.

**III. Application for Variance Approval**  
**Application BA2020-02**  
**Reduction in the required Parking for a Dental Office**  
**Proposed Dental Office**  
**Man Chung Lau**  
**2306 West Perkins Ave. (PP # 32-0374.000)**

Ms. Murray reviewed the Staff Report with the Board and stated the property is zoned "I-1"/Light Industrial District. The properties surrounding this location are also zoned "I-1"/Light Industrial District. The proposed building would be redeveloped as a dentist office. Township Code requires 1 per 100 square feet of parking whereas total floor area of the building is in this case is 4620 square feet, which would mean 46 total parking spots.

Ms. Murray stated that the applicant feels as if the amount of parking we have presently is sufficient with the scheduling of appointments and total customers. Ms. Murray stated that the property will be single use, no other doctors will be in the office.

Ms. Murray stated that all Township departments had been notified and there were no objections. The Building Department stated they will need permits submitted before work can start.

Ms. Murray stated a resident from an adjacent business inquired about the variance but did not have an objection. There were no further inquiries in regards to this matter.

Mr. Pitts asked the Board for a motion to open the Public Hearing. Mr. Bixler seconded the motion. Roll Call: Mr. Pitts, yes; Mr. Kastor, yes; Mr. Bixler, yes; The Public Hearing was opened.

Mr. Man Cheung Lau, 810 Cedar Point Road, Sandusky, Ohio 44847 stated that he has always wanted to open a practice in Sandusky. Mr. Man Cheung stated that he went back to school to become a pediatric dentist in order to better serve the community. Mr. Man Cheung Lau stated that he only needs approximately 2,000 square feet of space although the business is 4600. Mr. Man Cheung Lau stated that he does not want to operate like a large cooperate rather be part of the community.

Mr. Pitts close asked for a motion to the Public Hearing and open the Public Meeting. Mr. Kastor made a motion to close the Public Hearing and open the Public Meeting. Mr. Bixler seconded the motion. Roll Call: Mr. Pitts, yes; Mr. Kastor, yes; Mr. Bixler, yes; The Public Hearing was closed, and the Public Meeting was opened.

Mr. Kastor asked if the use was permitted in an "I-1" / Light Industrial District. Ms. Murray verified this information. Ms. Murray stated that we have approved similar variances in the past. Ms. Murray asked about the number of staff in the building. Mr. Man-Cheung Lau stated that he only plans to start with three staff members and only has five chairs in the office and would only go up to about eight staff.

Mr. Pitts asked the Board for a motion on the application. Mr. Bixler made a motion to approve as submitted, application #BA2020-02, a variance filed by Man Cheung-Lau for a property located on the south side of Perkins Avenue (2306 Perkins Ave.) (PPN: 32-0374.00). The variance requested is regarding a proposed new use building to be built on the property. This application seeks the approval of one variance to the Zoning Resolution. A reduction in the required number of parking spaces to 17 whereas the Zoning Resolution requires 1 space per 100 square feet of area. Mr. Kastor seconded the motion. Roll Call: Mr. Bixler, yes; Mr. Kastor, yes; Mr. Pitts, yes. The application was approved.

**IV. Old Business**

No items of Old Business were discussed.

**V. New Business**

Staff noted that no applications have been submitted for the March meeting.

**VI. Adjourn**

There being no further business to come before the Board at this time, Mr. Bixler made a motion to adjourn. Mr. Kastor seconded the motion. Roll Call: Mr. Pitts, yes; Mr. Kastor; Mr. Bixler, yes. The meeting was adjourned at 4:20 p.m.