

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: January 21, 2020
Time: 4:00 p.m.

Board Members Present: Mr. Larry Pitts, Chairperson
Mr. Ted Kastor, Vice Chairperson
Mr. Michael Bixler
Mr. Will Spence
Mr. Gary Gast

Board Members & Staff Absent & Excused: Mr. David Bertsch, Alternate

Staff in attendance: Mr. Gary Boyle, Administrator
Ms. Melanie Murray, Zoning Inspector
Ms. Kathy Niehm, Secretary

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. Niehm took roll call.

II. Minutes

Mr. Pitts asked for a motion on the December 16, 2019 minutes. Mr. Kastor made a motion to approve the December 16, 2019 minutes as submitted. Mr. Bixler seconded the motion. Roll Call: Mr. Kastor, yes; Mr. Bixler, yes; Mr. Gast, yes; Mr. Spence, yes; Mr. Pitts, yes. The minutes were approved as submitted.

**III. Application for Variance Approval
Reduction in Rear Yard Setback Requirements
Proposed Industrial Building
ThorWorks, Inc.
2377 Campbell Street (PP # 32-00902.000)**

Ms. Murray reviewed the Staff Report with the Board and stated the property is zoned "I-1"/Light Industrial District. The properties located to the north, east and west are zoned "I-1"/Light Industrial District and the properties to the south are zoned "R-1B"/Single Family Residential District. The proposed building would be setback approximately 43.8 feet from the rear property line and the Zoning Resolution stated there must be a minimum setback of 50 feet from the rear property line. The proposed building will be 1,600 square feet in size.

Ms. Murray stated 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 the adjacent mobile home park 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 close the Public Hearing and open the Public Meeting. Mr. Spence made a motion to close the Public Hearing and open the Public Meeting. Mr. Gast seconded the motion. Roll Call: Mr. Spence, yes; Mr. Gast, yes; Mr. Bixler, yes; Mr. Kastor, yes; Mr. Pitts, yes. The Public Hearing was closed and the Public Meeting was opened.

Mr. Rodd Tusing, 2596 Rt. 20, Monroeville, Ohio 44847 stated ThorWorks needed the rear yard setback for their proposed building. Mr. Gast asked if the building was ever sold will it interfere with the adjacent property. Mr. Tusing stated it would not interfere.

Mr. Pitts asked the Board for a motion on the application. Mr. Bixler made a motion to approve as submitted, application #BA2020-01, a variance filed by Tusing Builders on behalf of ThorSport, Inc. for a property located on the south side of Perkins Avenue and the west side of Campbell Street (2377 Campbell Street) (PP# 32-00902.000). The variance requested is regarding a proposed new building to be built on the property. This application seeks the approval of one variance to the Zoning Resolution. A reduction in the required rear yard setback to 43.8 feet whereas Section 20.5 of the Zoning Resolution requires 50 feet. A variance of 6.2 feet is requested. Mr. Kastor seconded the motion. Roll Call: Mr. Bixler, yes; Mr. Kastor, yes; Mr. Spence, yes; Mr. Gast, 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 to date for the February 18th meeting,

VI. Election of Officers

Mr. Spence made a motion to retain Mr. Pitts as the Chairperson for the year 2020. Mr. Gast seconded the motion. Roll Call: Mr. Spence, yes; Mr. Gast, yes; Mr. Bixler, yes; Mr. Kastor, yes; Mr. Pitts, yes.

Mr. Spence made a motion to retain Mr. Kastor as the Vice Chairperson for the year 2020. Mr. Gast seconded the motion. Roll Call: Mr. Spence, yes; Mr. Gast, yes; Mr. Bixler, yes; Mr. Kastor, yes; Mr. Pitts, yes.

VII. Adjourn

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